

<b>PROPOSITION C. REFERENDUM OF ORDINANCES RELATED TO BARRIO LOGAN COMMUNITY PLAN UPDATE.</b> Shall Ordinances O-20312 and O-20313, which amend the San Diego Municipal Code related to the Barrio Logan Community Plan Update, and affect the zoning of 999.61 acres located within the Barrio Logan Community Plan Area, be approved?	YES	
	NO	

# CLERK'S FILE COPY

(O-2014-29 REV.)  
COR. COPY

(B)

ORDINANCE NUMBER O- 20312 (NEW SERIES)

DATE OF FINAL PASSAGE OCT 29 2013

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 6, DIVISION 7 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 126.0704; BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 4 BY AMENDING SECTIONS 131.0405, 131.0422, 131.0423, 131.0431, 131.0449, AND DELETING SECTION 131.0451; BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 BY AMENDING SECTIONS 131.0502, 131.0503, 131.0504, 131.0505, 131.0507, 131.0522, 131.0531, 131.0540, AND 131.0546; BY AMENDING CHAPTER 13, ARTICLE 2, DIVISION 4 BY AMENDING SECTIONS 132.0402 AND 132.0403, AND BY ADDING A NEW SECTION 132.0404; BY AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530, AND BY DELETING CHAPTER 15, ARTICLE 2, DIVISION 1, DIVISION 2, DIVISION 3, AND DIVISION 4, ALL RELATING TO THE BARRIO LOGAN COMMUNITY PLAN UPDATE.

WHEREAS, the Barrio Logan community is located in the City of San Diego between downtown, Interstate 5, and the San Diego Bay, and its planning area encompasses approximately 550 acres within the jurisdiction of the City; and

WHEREAS, the Barrio Logan/Harbor 101 Community Plan was adopted in 1978 and the Barrio Logan Planned District was established in 1982; and

WHEREAS, over time, the Barrio Logan community has developed in a manner that has resulted in collocation of industrial, commercial, residential, and institutional uses; and

WHEREAS, the City sought to address this and other issues through a comprehensive plan and code update designed to ameliorate environmental justice concerns, provide housing opportunities, and allow for economic growth; and

WHEREAS, the City's efforts have included consultation with residents, business and  
property owners, and other community stakeholders; and

2014 MAR -7 AM 10: 53

REC'D S.D. CO. ROV

WHEREAS, changes to the Land Development Code of the San Diego Municipal Code  
are required to implement those changes; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 12, Article 6, Division 7 of the San Diego Municipal Code is  
amended by amending section 126.0704 to read as follows:

**§126.0704 Exemptions from a Coastal Development Permit**

The following *coastal development* is exempt from the requirement to obtain a  
Coastal Development Permit.

(a) through (b) [No change in text.]

(c) Any *coastal development* that has been categorically excluded pursuant to  
Categorical Exclusion Order No(s). \_\_\_\_\_ and in accordance with Section  
132.0404. (Editor's note: a number will be inserted if and when a  
Categorical Exclusion Order is issued by the California Coastal  
Commission.)

(d) through (i) [No change in text.]

Section 2. That Chapter 13, Article 1, Division 4 of the San Diego Municipal Code is  
amended by amending sections 131.0405, 131.0422, 131.0423, 131.0431, 131.0449, and deleting  
section 131.0451 to read as follows:

**§131.0405 Purpose of the RT (Residential--Townhouse) Zones**

(a) [No change in text.]

(b) The RT zones are differentiated based on the minimum *lot* size as follows:

- RT-1-1 requires minimum 3,500-square-foot *lots*
- RT-1-2 requires minimum 3,000-square-foot *lots*
- RT-1-3 requires minimum 2,500-square-foot *lots*
- RT-1-4 requires minimum 2,200-square-foot *lots*
- RT-1-5 requires minimum 1,600-square-foot *lots*

**§131.0422 Use Regulations Table for Residential Zones**

The uses allowed in the residential zones are shown in the Table 131-04B.

**Legend for Table 131-04B**

[No change in text.]

**Table 131-04B  
Use Regulations Table of Residential Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-			RS-														RX-		RT-					
	3rd >>	1-			1-														1-		1-					
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Open Space																										
Active Recreation		P	P														P	P								
Passive Recreation		P	P														P	P								
Natural Resources Preservation		P	P														P	P								
Agriculture																										
Park Maintenance Facilities		-	-														-	-								
Agricultural Processing		-	-														-	-								
Aquaculture Facilities		-	-														-	-								
Dairies		-	-														-	-								
Horticulture Nurseries & Greenhouses		-	-														-	-								
Raising & Harvesting of Crops		p <sup>(3)</sup>	-														-	-								
Raising, Maintaining & Keeping of Animals		p <sup>(3)(9)</sup>	-														-	-								
Separately Regulated Agriculture Uses																										
Agricultural Equipment Repair Shops		-	-														-	-								
Commercial Stables		-	-														-	-								
Community Gardens		N	N														N	N								
Equestrian Show & Exhibition Facilities		-	-														-	-								

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-		RS-														RX-		RT-						
	3rd >>	1-		1-														1-		1-						
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	-																									
Residential																										
Mobilehome Parks	-	P <sup>(1)</sup>														P <sup>(1)</sup>		-								
Multiple Dwelling Units	-	-														-		-								
Rooming House [See Section 131.0112(a)(3)(A)]	-	-														-		-								
Single Dwelling Units	P	P														P		P								
Separately Regulated Residential Uses																										
Boarder & Lodger Accommodations	L	L														L		L								
Companion Units	L	L														L		L								
Employee Housing:																										
6 or Fewer Employees	-	-														-		-								
12 or Fewer Employees	-	-														-		-								
Greater than 12 Employees	-	-														-		-								
Fraternities, Sororities and Student Dormitories	-	-														-		-								
Garage, Yard, & Estate Sales	L	L														L		L								
Guest Quarters	L	L														L		-								
Home Occupations	L	L														L		L								
Housing for Senior Citizens	C	C														C		C								
Live/Work Quarters	-	-														-		-								
Residential Care Facilities:																										
6 or Fewer Persons	P	P														P		P								
7 or More Persons	C	C														C		C								
Transitional Housing:																										
6 or Fewer Persons	P	P														P		P								
7 or More Persons	C	C														C		C								
Watchkeeper Quarters	-	-														-		-								
Institutional																										
Churches & Places of Religious Assembly	-	-														-		-								
Separately Regulated Institutional Uses																										
Airports	-	-														-		-								
Botanical Gardens & Arboretums	C	C														C		C								
Cemeteries, Mausoleums, Crematories	-	-														-		-								
Correctional Placement Centers	-	-														-		-								
Educational Facilities:																										
Kindergarten through Grade 12	C	C														C		C								
Colleges / Universities	C	C														C		C								
Vocational / Trade School	-	-														-		-								
Energy Generation & Distribution Facilities	-	-														-		-								

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-			RS-														RX-		RT-					
	3rd >>	1-			1-														1-		1-					
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Exhibit Halls & Convention Facilities	-	-																								
Flood Control Facilities	L	L																								
Historical Buildings Used for Purposes Not Otherwise Allowed	C	C																								
Homeless Facilities:																										
Congregate Meal Facilities	-	-																								
Emergency Shelters	-	-																								
Homeless Day Centers	-	-																								
Hospitals, Intermediate Care Facilities & Nursing Facilities	-	-																								
Interpretive Centers	-	-																								
Museums	C	C																								
Major Transmission, Relay, or Communications Switching Stations	-	-																								
Satellite Antennas	L	L																								
Social Service Institutions	-	-																								
Wireless communication facility:																										
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use	L	L																								
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use	N	N																								
Wireless communication facility in the public right-of-way with above ground equipment	C	C																								
Wireless communication facility outside the public right-of-way	C	C																								
Retail Sales																										
Building Supplies & Equipment	-	-																								
Food, Beverages and Groceries	-	-																								
Consumer Goods, Furniture, Appliances, Equipment	-	-																								
Pets & Pet Supplies	-	-																								
Sundries, Pharmaceuticals, & Convenience Sales	-	-																								
Wearing Apparel & Accessories	-	-																								
Separately Regulated Sales Uses																										
Agriculture Related Supplies & Equipment	-	-																								
Alcoholic Beverage Outlets	-	-																								

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																											
	1st & 2nd >>		RE-		RS-										RX-		RT-													
	3rd >>		1-		1-										1-		1-													
	4th >>		1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5				
Farmers' Markets																														
Weekly Farmers' Markets			-																						-					
Daily Farmers' Market Stands			-																						-					
Plant Nurseries			-																						-					
Retail Farms			-																						-					
Swap Meets & Other Large Outdoor Retail Facilities			-																						-					
Commercial Services																														
Building Services			-																						-					
Business Support			-																						-					
Eating & Drinking Establishments			-																						-					
Financial Institutions			-																						-					
Funeral & Mortuary Services			-																						-					
Instructional Studios			-																						-					
Maintenance & Repair			-																						-					
Off-Site Services			-																						-					
Personal Services			-																						-					
Radio & Television Studios			-																						-					
Assembly & Entertainment			-																						-					
Visitor Accommodations			-																						-					
Separately Regulated Commercial Services Uses																														
Adult Entertainment Establishments:																														
Adult Book Store			-																						-					
Adult Cabaret			-																						-					
Adult Drive-In Theater			-																						-					
Adult Mini-Motion Picture Theater			-																						-					
Adult Model Studio			-																						-					
Adult Motel			-																						-					
Adult Motion Picture Theater			-																						-					
Adult Peep Show Theater			-																						-					
Adult Theater			-																						-					
Body Painting Studio			-																						-					
Massage Establishment			-																						-					
Sexual Encounter Establishment			-																						-					
Bed & Breakfast Establishments:																														
1-2 Guest Rooms			N																						N					
3-5 Guest Rooms			N																						C					
6+ Guest Rooms			C																						C					
Boarding Kennels/Pet Day Care			-																						-					
Camping Parks			-																						-					

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-			RS-														RX-		RT-					
	3rd >>	1-			1-														1-		1-					
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Child Care Facilities:																										
Child Care Centers	C	C														C		C								
Large Family Child Care Homes	L	L														L		L								
Small Family Child Care Homes	L	L														L		L								
Eating and Drinking Establishments Abutting Residentially Zoned Property	-	-														-		-								
Fairgrounds	-	-														-		-								
Golf Courses, Driving Ranges, and Pitch & Putt Courses	C	C														C		C								
Helicopter Landing Facilities	-	-														-		-								
Massage Establishments, Specialized Practice	-	-														-		-								
Nightclubs & Bars over 5,000 square feet in size	-	-														-		-								
Parking Facilities as a <i>Primary Use</i> :																										
Permanent Parking Facilities	-	-														-		-								
Temporary Parking Facilities	-	-														-		-								
Private Clubs, Lodges and Fraternal Organizations	-	-														-		-								
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size <sup>(4)</sup>	-	-														-		-								
Pushcarts:																										
Pushcarts on Private Property	-	-														-		-								
Pushcarts in <i>public right-of-way</i>	-	-														-		-								
Recycling Facilities:																										
Large Collection Facility	-	-														-		-								
Small Collection Facility	-	-														-		-								
Large Construction & Demolition Debris <i>Recycling Facility</i>	-	-														-		-								
Small Construction & Demolition Debris <i>Recycling Facility</i>	-	-														-		-								
Drop-off Facility	-	-														-		-								
Green Materials Composting Facility	-	-														-		-								
Mixed Organic Composting Facility	-	-														-		-								
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	-														-		-								
Large Processing Facility Accepting All Types of Traffic	-	-														-		-								



Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones																								
	Designator																									
	1st & 2nd >>	RE-			RS-														RX-		RT-					
	3rd >>	1-	1-														1-		1-							
4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5		
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-																									
Small Processing Facility Accepting All Types of Traffic	-																									
Reverse Vending Machines	-																									
Tire Processing Facility	-																									
Sidewalk Cafes	-																									
Sports Arenas & Stadiums	-																									
Theaters that are outdoor or over 5,000 square feet in size	-																									
Urgent Care Facilities	-																									
Veterinary Clinics & Animal Hospitals	-																									
Zoological Parks	-																									
Offices																										
Business & Professional	-																									
Government	-																									
Medical, Dental, & Health Practitioner	-																									
Regional & Corporate Headquarters	-																									
Separately Regulated Office Uses																										
Real Estate Sales Offices & Model Homes	L																		L					L		
Sex Offender Treatment & Counseling	-																									
Vehicle & Vehicular Equipment Sales & Service																										
Commercial Vehicle Repair & Maintenance	-																									
Commercial Vehicle Sales & Rentals	-																									
Personal Vehicle Repair & Maintenance	-																									
Personal Vehicle Sales & Rentals	-																									
Vehicle Equipment & Supplies Sales & Rentals	-																									
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																										
Automobile Service Stations	-																									
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>	-																									
Wholesale, Distribution, Storage																										
Equipment & Materials Storage Yards	-																									
Moving & Storage Facilities	-																									
Warehouses	-																									

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd >>	RE-			RS-										RX-		RT-								
	3rd >>	1-			1-										1-		1-								
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5
Wholesale Distribution		-			-										-		-								
Separately Regulated Wholesale, Distribution, Storage																									
Impound Storage Yards		-			-										-		-								
Junk Yards		-			-										-		-								
Temporary Construction Storage Yards located off-site		-			-										-		-								
Industrial																									
Heavy Manufacturing		-			-										-		-								
Light Manufacturing		-			-										-		-								
Marine Industry		-			-										-		-								
Research & Development		-			-										-		-								
Trucking & Transportation Terminals		-			-										-		-								
Separately Regulated Industrial Uses																									
Hazardous Waste Research Facility		-			-										-		-								
Hazardous Waste Treatment Facility		-			-										-		-								
Marine Related Uses Within the Coastal Overlay Zone		-			-										-		-								
Mining and Extractive Industries		-			-										-		-								
Newspaper Publishing Plants		-			-										-		-								
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-			-										-		-								
Very Heavy Industrial Uses		-			-										-		-								
Wrecking & Dismantling of Motor Vehicles		-			-										-		-								
Signs																									
Allowable Signs		P			P										P		P								
Separately Regulated Signs Uses																									
Community Entry Signs		L			L										L		L								
Neighborhood Identification Signs		N			N										N		N								
Comprehensive Sign Program		-			-										-		-								
Revolving Projecting Signs		-			-										-		-								
Signs with Automatic Changing Copy		-			-										-		-								
Theater Marquees		-			-										-		-								

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones											
	1st & 2nd >>		RM-											
	3rd >>		1-			2-			3-			4-		5-
	4th >>		1	2	3	4	5	6	7	8	9	10	11	12
Open Space through Institutional, Separately Regulated Institutional Uses, Educational Facilities: College / Universities	[No change in text.]													
Vocational / Trade School														
Energy Generation & Distribution Facilities through <i>Wireless communication facility</i> outside the <i>public right-of-way</i>	[No change in text.]													
Retail Sales														
Food, Beverages and Groceries														
Consumer Goods, Furniture, Appliances, Equipment														
Pets & Pet Supplies														
Sundries, Pharmaceuticals, & Convenience Sales														
Retail Sales, Wearing Apparel & Accessories through Commercial Services, Off-Site Services	[No change in text.]													
Personal Services														
Commercial Services, Assembly & Entertainment through Small Family Child Care Homes	[No change in text.]													
Eating and Drinking Establishments Abutting Residentially Zoned Property														
Fairgrounds through <i>Signs</i> , Separately Regulated <i>Signs Uses</i> , <i>Signs</i> with Automatic Changing Copy	[No change in text.]													
Theater Marquees														

Footnotes for Table 131-04B

1 through 7 [No change in text.]

8 See Section 131.0423(b) and (c).

9 through 11 [No change in text.]

12 Vocational/Trade School and Eating and Drinking Establishments Adjacent to Residential Zoned Property may be permitted in accordance with Sections 141.0407(d) and 141.0607 within the Barrio Logan Community Plan area.

§131.0423 Additional Use Regulations of Residential Zones

The additional use regulations identified in this section are applicable to uses

where indicated in Table 131-04B.

(a) [No change in text.]

- (b) Retail sales and commercial service uses, where identified in the RM zones and outside of the Barrio Logan Community Plan area, are permitted subject to the following:
  - (1) Identified retail sales and commercial service uses are permitted only as a mixed-use in *development* with 25 or more residential dwelling units;
  - (2) Retail sales and commercial service uses may be located only on the ground *floor*; and
  - (3) Retail sales and commercial service uses shall not occupy more than total of 25 percent of the *gross floor area* of the ground *floor*.
- (c) Retail sales and commercial service uses, where identified in the RM zones and located within the Barrio Logan Community Plan area, are permitted subject to the following:
  - (1) Retail sales and commercial service uses are permitted only as part of a mixed-use *development*; and
  - (2) Retail sales and commercial service uses may be located only on the ground *floor*.

§131.0431 Development Regulations Table of Residential Zones

The following development regulations apply in the residential zones as shown in the Table 131-04C, 131-04D, 131-04E, 131-04F and 131-04G.

- (a) RE Zones

Table 131-04C  
Development Regulations of RE Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones		
	1st & 2nd >>	RE-		
	3rd >>	1-	1-	1-
	4th >>	1	2	3
Max permitted <i>density</i> (DU per <i>lot</i> ) through Supplemental requirements [See Section 131.0464(a)]		[No change in text.]		
Refuse and Recyclable Material Storage [See Section 142.0805]		[No change in text.]		

(b) RS Zones

Table 131-04D  
Development Regulations of RS Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
Max permitted <i>density</i> (DU per <i>lot</i> ) through Refuse and Recyclable Material Storage [See Section 142.0805]		[No change in text.]						

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1 <sup>st</sup> & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	8	9	10	11	12	13	14
Max permitted <i>density</i> (DU per <i>lot</i> ) through Supplemental requirements [See Section 131.0464(a)]		[No change in text.]						
Bedroom regulation through Refuse and Recyclable Material Storage [See Section 142.0805]		[No change in text.]						

Footnotes for Table 131-04D [No change in text.]

(c) RX Zones

**Table 131-04E**  
**Development Regulations of RX Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone designator	Zones	
	1st & 2nd >>	RX-	
	3rd >>	1-	1-
	4th >>	1	2
Max permitted <i>density</i> (DU per lot) through Supplemental regulations [See Section 131.0464(b)]		[No change in text.]	
Refuse and Recyclable Material Storage [See Section 142.0805]		[No change in text.]	

Footnote for Table 131-04E [No change in text.]

(d) RT Zones

**Table 131-04F**  
**Development Regulations of RT Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
Max permitted <i>density</i> (DU per lot)		1	1	1	1	1
Min lot area (sf) [See Section 131.0441]		3,500	3,000	2,500	2,200	1,600
Min lot dimensions						
Lot width (ft)		25	25	25	25	18
Street frontage (ft)		25	25	25	25	18
Lot width (corner) (ft)		25	25	25	25	25
Lot depth (ft)		100	100	90	80	80
Setback requirements						
Min Front setback (ft) [See Section 131.0443(c)(1)]		5	5	5	5	5
Max Front setback (ft) [See Section 131.0443(c)(1)]		15	15	15	15	10
Side setback (ft) [See Section 131.0443(c)(2)]		0.	0	0	0	0
Min Street side setback (ft)		5	5	5	5	5
Min Rear setback (ft)		3	3	3	3	3
Max structure height [See 131.0444(d)]						
1 and 2 story buildings (ft)						
slab floor		21	21	21	21	21
raised floor		25	25	25	25	25
3 story buildings (ft)						
slab floor		31	31	31	31	31
raised floor		35	35	35	35	35
Max lot coverage (%) [See Section 131.0445(b)]		60	65	70	75	75

Max floor area ratio [See 131.0446(d)]					
1 and 2 story buildings	0.85	0.95	1.00	1.10	1.20
3 story buildings	1.20	1.30	1.40	1.50	1.60
Accessory uses and structures [See Sections 131.0448 and 141.0306]	applies	applies	applies	applies	applies
Garage regulations [See Section 131.0449(b)]	applies	applies	applies	applies	applies
Min development [See Section 131.0451]	applies	applies	applies	applies	applies
Parkway requirement [See Section 131.0452]	applies	applies	applies	applies	applies
Architectural projections and encroachments [See Section 131.0461(b)]	applies	applies	applies	applies	applies
Supplemental requirements [See Section 131.0464(c)]	applies	applies	applies	applies	applies
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	applies	applies	applies	applies

(e) RM Zones

Table 131-04G  
Development Regulations of RM Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd >>	RM-					
	3rd >>	1-	1-	1-	2-	2-	2-
	4th >>	1	2	3	4	5	6
Max permitted density <sup>(1),(2)</sup> (sf per DU) Through Refuse and Recyclable Material Storage [See Section 142.0805]		[No change in text.]					

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd >>	RM					
	3rd >>	3-	3-	3-	4-	4-	5
	4th >>	7	8	9	10	11	12
Max permitted density <sup>(1),(2)</sup> (sf per DU) through Refuse and Recyclable Material Storage [See Section 142.0805]		[No change in text.]					

Footnotes for Table 131-04G [No change in text.]

§131.0449 Garage Regulations in Residential Zones

- (a) [No change in text.]

Diagram 131-04N  
Garage Within Existing Embankment

[No change in diagram.]

(b) Garages in RT Zones

- (1) An enclosed and detached one-car garage is required except as otherwise provided in this section. The second required off-street parking space may be unenclosed provided the space is located consistent with the garage location requirements in Section 131.0449(b)(5).
- (2) Notwithstanding Chapter 13, Article 2, Division 9 (Residential Tandem Parking Overlay Zone), a two-car garage may provide parking in tandem spaces.
- (3) Access to required parking shall be from an *alley* abutting the *premises*. In lieu of public *alleys* in new *subdivisions*, private easements may be used to provide access for abutting residents and authorized service vehicles only.
- (4) The garage shall provide at least one 9-foot by 20-foot parking space perpendicular to, and directly accessible from, the abutting *alley*.
- (5) The garage shall be located within the rear 30 feet of the *lot*, except to the extent that it is necessary to accommodate a 21-foot distance



between the edge of the garage and the edge of the *alley* opposite the *lot*.

- (6) The detached garage may not exceed 12 feet in height.
- (7) The garage may have a *roof deck* with open or solid safety fencing not to exceed 42 inches in height.
- (8) The garage shall abut one interior *property line*.
- (9) The garage may be attached to the dwelling unit, subject to the following conditions:
  - (A) [No change in text.]

**Diagram 131-04O**  
**Courtyard Requirement with Attached Garage**

[No change in diagram.]

- (B) through (C) [No change in text.]
- (10) [No change in text.]

Section 3. That Chapter 13, Article 1, Division 5 of the San Diego Municipal Code is amended by amending sections 131.0502, 131.0503, 131.0504, 131.0505, 131.0507, 131.0522, 131.0531, 131.0540, and 131.0546 to read as follows:

**§131.0502 Purpose of the CN (Commercial--Neighborhood) Zones**

- (a) The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for small scale, low intensity *developments* that are consistent with the character of the surrounding residential areas. The zones in this category may include residential

*development*. Property within the CN zones will be primarily located along local and selected collector *streets*.

- (b) The CN zones are differentiated based on the permitted lot size and pedestrian orientation as follows:
- CN-1-1 allows *development* of a limited size with a pedestrian orientation and medium *density*
  - CN-1-2 allows *development* with an auto orientation and medium *density*
  - CN-1-3 allows *development* with a pedestrian orientation and medium *density*
  - CN-1-4 allows *development* with a pedestrian orientation and medium high *density*

§131.0503 Purpose of the CR (Commercial-Regional) Zones

- (a) The purpose of the CR zones is to provide areas for a broad mix of business/professional office, commercial service, retail, wholesale, and limited manufacturing uses. The CR zones are intended to accommodate large-scale, high intensity *developments*. Property within these zones will be primarily located along major *streets*, primary materials
- (b) The CR zones are designed for auto-oriented *development* and are differentiated based on the uses allowed as follows:
- CR-1-1 allows a mix of regional serving commercial uses and residential uses, with an auto orientation and medium *density*

- CR-2-1 allows regional serving commercial and limited industrial uses with an auto orientation but no residential use.

§131.0504 Purpose of the CO (Commercial--Office) Zones

- (a) The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and residential uses as specified. The CO zones are intended to apply in large-scale activity centers or in specialized areas where a full range of commercial activities is not desirable.
- (b) The CO zones are differentiated based on the uses allowed, and development scale allowed as follows:
  - (1) The following zones allow residential development:
    - CO-1-1 allows a mix of office and residential uses with a neighborhood scale and orientation and medium *density*
    - CO-1-2 allows a mix of office and residential uses that serve as an employment center and medium *density*
  - (2) The following zones prohibit residential development:
    - CO-2-1 allows a mix of office uses with a neighborhood scale and orientation
    - CO-2-2 allows a mix of office uses that serve as an employment center

§131.0505 Purpose of the CV (Commercial—Visitor) Zones

- (a) The purpose of the CV zone is to provide areas for establishments catering to the lodging, dining, and recreational needs of both tourists and the local population. The CV zones are intended for areas located near employment centers and areas with recreational resources or other visitor attractions.
- (b) The CV zones are differentiated based on *development* size and orientation as follows:
  - CV-1-1 allows a mix of large-scale, visitor-serving uses and residential uses and medium *density*
  - CV-1-2 allows a mix of visitor-serving uses and residential uses with a pedestrian orientation and medium *density*

§131.0507 Purpose of the CC (Commercial--Community) Zones

- (a) [No change in text.]
- (b) The CC zones are differentiated based on the uses allowed and regulations as follows:
  - (1) The following zones allow a mix of community-serving commercial uses and residential uses:
    - CC-1-1 is intended to accommodate *development* with strip commercial characteristics and medium *density*
    - CC-1-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and medium *density*

- CC-1-3 is intended to accommodate *development* with an auto orientation and medium high *density*
- (2) The following zones allow community-serving uses with no residential uses:
- CC-2-1 is intended to accommodate *development* with strip commercial characteristics
  - CC-2-2 is intended to accommodate *development* with high intensity, strip commercial characteristics
  - CC-2-3 is intended to accommodate *development* with an auto orientation
- (3) The following zones allow a mix of pedestrian-oriented, community-serving commercial uses and residential uses:
- CC-3-4 is intended to accommodate *development* with a pedestrian orientation and medium *density*
  - CC-3-5 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium *density*
  - CC-3-6 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium high *density*.
- (4) The following zones allow heavy commercial uses and residential uses:
- CC-4-1 is intended to accommodate *development* with strip commercial characteristics and medium *density*

- CC-4-2 is intended to accommodate *development* with high intensity, strip commercial characteristics, and medium *density*
  - CC-4-3 is intended to accommodate *development* with an auto orientation and medium *density*
  - CC-4-4 is intended to accommodate *development* with a pedestrian orientation and medium *density*
  - CC-4-5 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium *density*
  - CC-4-6 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium high *density*.
- (5) The following zones allow a mix of heavy commercial and limited industrial uses and residential uses:
- CC-5-1 is intended to accommodate *development* with strip commercial characteristics and medium *density*
  - CC-5-2 is intended to accommodate *development* with high intensity, strip commercial characteristics, and medium *density*
  - CC-5-3 is intended to accommodate *development* with an auto orientation and medium *density*
  - CC-5-4 is intended to accommodate *development* with a pedestrian orientation and medium *density*

- CC-5-5 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium *density*
- CC-5-6 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium high *density*.

§131.0522 Use Regulations Table of Commercial Zones

The uses allowed in the commercial zones are shown in Table 131-05B.

Legend for Table 131-05B

[No change in text.]

Table 131-05B  
Use Regulations Table for Commercial Zones

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones													
	1st & 2nd >>	CN- <sup>(1)</sup>				CR-		CO-		CV-		CP-			
	3rd >>	1-				1-	2-	1-	2-	1-	2-	1-			
	4th >>	1	2	3	4	1	1	1	2	1	2	1	2	1	
Open Space															
Active Recreation		-				-	-	-	-	-	-	-	-	-	
Passive Recreation		-				-	-	-	-	-	-	-	-	-	
Natural Resources Preservation		-				-	-	-	-	-	-	-	-	-	
Park Maintenance Facilities		-				-	-	-	-	-	-	-	-	-	
Agriculture															
Agricultural Processing		-				-	-	-	-	-	-	-	-	-	
Aquaculture Facilities		-				-	-	-	-	-	-	-	-	-	
Dairies		-				-	-	-	-	-	-	-	-	-	
Horticulture Nurseries & Greenhouses		-				-	-	-	-	-	-	-	-	-	
Raising & Harvesting of Crops		-				-	-	-	-	-	-	-	-	-	
Raising, Maintaining & Keeping of Animals		-				-	-	-	-	-	-	-	-	-	
Separately Regulated Agriculture Uses															
Agricultural Equipment Repair Shops		-				P	P	-	-	-	-	-	-	-	
Commercial Stables		-				-	-	-	-	-	L	-	-	-	
Community Gardens		L				L	L	L	L	L	L	L	L	L	
Equestrian Show & Exhibition Facilities		-				-	-	-	-	-	C	-	-	-	
Open Air Markets for the Sale of Agriculture-related Products & Flowers		-				-	-	-	-	-	-	-	-	-	
Residential															

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	CN <sup>(1)</sup>				CR-		CO-		CV-		CP-	
	3rd >>	1-				1-	2-	1-	2-	1-	2-	1-	2-
	4th >>	1	2	3	4	1	1	1	2	1	2	1	2
<i>Mobilehome Parks</i>		-	-	-	-	-	-	-	-	-	-	-	-
<i>Multiple Dwelling Units</i>		P <sup>(2, 15)</sup>				P <sup>(2)</sup>	-	P <sup>(2)</sup>	-	P <sup>(2)</sup>	-	-	-
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]		P <sup>(2, 15)</sup>				P	-	P	-	P <sup>(2)</sup>	-	-	-
<i>Single Dwelling Units</i>		-				-	-	-	-	-	-	-	-
<b>Separately Regulated Residential Uses</b>													
<i>Boarder &amp; Lodger Accommodations</i>		L <sup>(2, 15)</sup>				L	-	L	-	L <sup>(2)</sup>	-	-	-
<i>Companion Units</i>		-				-	-	-	-	-	-	-	-
<i>Employee Housing:</i>													
6 or Fewer Employees		-				-	-	-	-	-	-	-	-
12 or Fewer Employees		-				-	-	-	-	-	-	-	-
Greater than 12 Employees		-				-	-	-	-	-	-	-	-
<i>Fraternities, Sororities and Student Dormitories</i>		C <sup>(2, 15)</sup>				C	-	C	-	C <sup>(2)</sup>	-	-	-
<i>Garage, Yard, &amp; Estate Sales</i>		-				-	-	-	-	-	-	-	-
<i>Guest Quarter</i>		-				-	-	-	-	-	-	-	-
<i>Home Occupations</i>		L <sup>(15)</sup>				L	-	L	-	L	-	-	-
<i>Housing for Senior Citizens</i>		C <sup>(2, 15)</sup>				C	-	C	-	C <sup>(2)</sup>	-	-	-
<i>Live/Work Quarters</i>		-				L	-	-	-	-	-	-	-
<b>Residential Care Facilities:</b>													
6 or Fewer Persons		P <sup>(2, 15)</sup>				P	-	P	-	P <sup>(2)</sup>	-	-	-
7 or More Persons		C <sup>(2, 15)</sup>				C	-	C	-	C <sup>(2)</sup>	-	-	-
<b>Transitional Housing:</b>													
6 or Fewer Persons		P <sup>(2, 15)</sup>				P	-	P	-	P <sup>(2)</sup>	-	-	-
7 or More Persons		C <sup>(2, 15)</sup>				C	-	C	-	C <sup>(2)</sup>	-	-	-
<i>Watchkeeper Quarters</i>		-				-	L	-	-	-	-	-	-
<b>Institutional</b>													
<i>Churches &amp; Places of Religious Assembly</i>		P <sup>(10)</sup>				P	P	P	P	P <sup>(10)</sup>	-	-	-
<b>Separately Regulated Institutional Uses</b>													
<i>Airports</i>		-				C	C	C	C	C <sup>(10)</sup>	-	-	-
<i>Botanical Gardens &amp; Arboretums</i>		-				P	P	C	C	P	-	-	-
<i>Cemeteries, Mausoleums, Crematories</i>		-				C	C	C	C	C <sup>(10)</sup>	-	-	-
<i>Correctional Placement Centers</i>		-				C	C	C	C	C <sup>(10)</sup>	-	-	-
<b>Educational Facilities:</b>													
Kindergarten through Grade 12		C <sup>(10, 15)</sup>				C	C	C	C	C <sup>(10)</sup>	-	-	-
Colleges / Universities		-				C	C	C	C	C <sup>(10)</sup>	-	-	-
Vocational / Trade School		-				P	P	P	P	-	-	-	-
<i>Energy Generation &amp; Distribution Facilities</i>		C <sup>(10)</sup>				P	C	P	P	P <sup>(10)</sup>	-	-	-



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
	1st & 2nd >>	CN- <sup>(1)</sup>				CR-		CO-				CV-		CP-
	3rd >>	1-				1-	2-	1-	2-	1-	2-	1-		
	4th >>	1	2	3	4	1	1	1	2	1	2	1	2	1
Exhibit Halls & Convention Facilities		-				P	P	C	C	P	-			
Flood Control Facilities		L				L	L	L	L	L	-			
Historical Buildings Used for Purposes Not Otherwise Allowed		C <sup>(10)</sup>				C	C	C	C	C <sup>(10)</sup>	-			
Homeless Facilities:														
Congregate Meal Facilities		C <sup>(10, 15)</sup>				C	-	C	C	C <sup>(10)</sup>	-			
Emergency Shelters		C <sup>(10, 15)</sup>				C	-	C	C	C <sup>(10)</sup>	-			
Homeless Day Centers		C <sup>(10, 15)</sup>				C	-	C	C	C <sup>(10)</sup>	-			
Hospitals, Intermediate Care Facilities & Nursing Facilities		-				P	P	C	C	P <sup>(10)</sup>	-			
Interpretive Centers		-				-	-	-	-	-	-			
Museums		-				P	P	C	C	P	-			
Major Transmission, Relay, or Communications Switching Stations		-				C	C	C	C	C <sup>(10)</sup>	-			
Satellite Antennas		L				L	L	L	L	L	L			
Social Service Institutions		-				C	C	C	C	C <sup>(10)</sup>	-			
Wireless communication facility:														
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		L				L	L	L	L	L	L			
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		N				N	N	N	N	N	N			
Wireless communication facility in the public right-of-way with above ground equipment		C				C	C	C	C	C	C			
Wireless communication facility outside the public right-of-way		L				L	L	L	L	L	L			
Retail Sales														

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones											
	Designator												
	1st & 2nd >>	CN <sup>(1)</sup>				CR-		CO-		CV-		CP-	
	3rd >>	1-				1-	2-	1-	2-	1-	2-	1-	
4th >>	1	2	3	4	1	1	1	2	1	2	1	2	1
Building Supplies & Equipment		P <sup>(11)</sup>				P <sup>(11)</sup>	P <sup>(11)</sup>	-	-	-	-	-	-
Food, Beverages and Groceries		P <sup>(11)</sup>				P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	-	-
Consumer Goods, Furniture, Appliances, Equipment		P <sup>(11)</sup>				P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(3,11)</sup>	P <sup>(3,11)</sup>	P <sup>(13)</sup>	P <sup>(13)</sup>	-	-
Pets & Pet Supplies		P <sup>(11)</sup>				P <sup>(11)</sup>	P <sup>(11)</sup>	-	-	-	-	-	-
Sundries, Pharmaceutical, & Convenience Sales		P <sup>(11)</sup>				P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	-	-
Wearing Apparel & Accessories		P <sup>(11)</sup>				P <sup>(11)</sup>	P <sup>(11)</sup>	-	-	-	P <sup>(11)</sup>	-	-
Separately Regulated Retail Sales Uses													
Agriculture Related Supplies & Equipment		-				P	P	-	-	-	-	-	-
Alcoholic Beverage Outlets		L				L	L	L	L	L	L	-	-
Farmers' Markets													
Weekly Farmers' Markets		L				L	L	L	L	L	L	L	L
Daily Farmers' Market Stands		L				L	L	L	L	L	L	-	-
Plant Nurseries		P				P	P	-	-	-	-	-	-
Retail Farms		L				L	L	L	L	L	-	-	-
Swap Meets & Other Large Outdoor Retail Facilities		-				C	C	-	-	-	C <sup>(10)</sup>	-	-
Commercial Services													
Building Services		-				P	P	P <sup>(6)</sup>	P <sup>(6)</sup>	-	-	-	-
Business Support		P				P	P	P <sup>(7)</sup>	P <sup>(7)</sup>	-	-	-	-
Eating & Drinking Establishments		P <sup>(4)</sup>				P	P	P <sup>(5)</sup>	P <sup>(5)</sup>	P	-	-	-
Financial Institutions		P				P	P	P	P	-	-	-	-
Funeral & Mortuary Services		-				P	P	-	-	-	-	-	-
Instructional Studios		P				P	P	P	P	P <sup>(12)</sup>	-	-	-
Maintenance & Repair		P				P	P	P <sup>(6)</sup>	P <sup>(6)</sup>	-	-	-	-
Off-site Services		-				P	P	-	-	-	-	-	-
Personal Services		P				P	P	-	-	P	-	-	-
Assembly & Entertainment		P <sup>(10)</sup>				P	P	P	-	P <sup>(10)</sup>	-	-	-
Radio & Television Studios		-				P	P	-	-	-	-	-	-
Visitor Accommodations		-				P	P	-	-	P	-	-	-
Separately regulated Commercial Services Uses													
Adult Entertainment Establishments:													

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
		CN <sup>(1)</sup>				CR-		CO-		CV-		CP-	
		1-				1-	2-	1-	2-	1-	2-	1-	2-
		1	2	3	4	1	1	1	2	1	2	1	2
Adult Book Store		L				L	L	-	-	-	-	-	-
Adult Cabaret		-				L	L	-	-	L	-	-	-
Adult Drive-In Theater		-				L	L	-	-	L	-	-	-
Adult Mini-Motion Picture Theater		-				L	L	-	-	L	-	-	-
Adult Model Studio		L				L	L	-	-	L	-	-	-
Adult Motel		-				L	L	-	-	L	-	-	-
Adult Motion Picture Theater		-				L	L	-	-	L	-	-	-
Adult Peep Show Theater		-				L	L	-	-	L	-	-	-
Adult Theater		-				L	L	-	-	L	-	-	-
Body Painting Studio		L				L	L	-	-	L	-	-	-
Massage Establishment		L				L	L	-	-	-	-	-	-
Sexual Encounter Establishment		L				L	L	-	-	L	-	-	-
Bed & Breakfast Establishments:													
1-2 Guest Rooms		-				P	P	-	-	P	-	-	-
3-5 Guest Rooms		-				P	P	-	-	P	-	-	-
6+ Guest Rooms		-				P	P	-	-	P	-	-	-
Boarding Kennels/Pet Day Care		L				L	L	N	N	N <sup>(10)</sup>	-	-	-
Camping Parks		-				C	C	C	C	C	-	-	-
Child Care Facilities:													
Child Care Centers		L <sup>(15)</sup>				L	-	L	L	L <sup>(10)</sup>	-	-	-
Large Family Child Care Homes		L <sup>(15)</sup>				L	-	L	L	L <sup>(10)</sup>	-	-	-
Small Family Child Care Homes		L <sup>(15)</sup>				L	-	L	L	L	-	-	-
Eating and Drinking Establishments Abutting Residentially Zoned Property		L				L	L	L	L	L	-	-	-
Fairgrounds		-				C	C	-	-	C	-	-	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-				C	C	C	C	C	-	-	-
Helicopter Landing Facilities		-				C	C	C	C	C <sup>(10)</sup>	-	-	-
Massage Establishments, Specialized Practice		L				L	L	-	-	L <sup>(14)</sup>	-	-	-
Nightclubs & Bars over 5,000 square feet in size		-				C	C	C	C	C	-	-	-
Parking Facilities as a <i>Primary Use</i> :													
Permanent Parking Facilities		-				P	P	C	C	C	P	-	-
Temporary Parking Facilities		-				N	N	C	C	C	N	-	-
Private Clubs, Lodges and Fraternal Organizations		P <sup>(10)</sup>				P	P	P	P	P <sup>(10)</sup>	-	-	-
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size <sup>(9)</sup>		-				P	P	C	C	C	-	-	-
Pushcarts:													
Pushcarts on Private Property		L				L	L	L	L	L	-	-	-
Pushcarts in Public Right of Way		N				N	N	N	N	N	-	-	-
Recycling Facilities:													
Large Collection Facility		N				N	N	N	N	N <sup>(10)</sup>	-	-	-
Small Collection Facility		L				L	L	L	L	L <sup>(10)</sup>	-	-	-

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones											
	Designator												
	1st & 2nd >>	CN-(1)				CR-		CO-		CV-		CP-	
	3rd >>	1-				1-	2-	1-	2-	1-	2-	1-	
4th >>	1	2	3	4	1	1	1	2	1	2	1	2	1
Large Construction & Demolition Debris <i>Recycling Facility</i>		-				-	-	-	-	-	-	-	-
Small Construction & Demolition Debris <i>Recycling Facility</i>		-				-	-	-	-	-	-	-	-
Drop-off Facility		L				L	L	L	L	L	L	L	-
Green Materials Composting Facility		-				-	-	-	-	-	-	-	-
Mixed Organic Composting Facility		-				-	-	-	-	-	-	-	-
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-				-	-	-	-	-	-	-	-
Large Processing Facility Accepting All Types of Traffic		-				-	-	-	-	-	-	-	-
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-				-	-	-	-	-	-	-	-
Small Processing Facility Accepting All Types of Traffic		-				-	-	-	-	-	-	-	-
Reverse Vending Machines		L				L	L	L	L	L	L	L	-
Tire Processing Facility		-				-	-	-	-	-	-	-	-
Sidewalk Cafes		L				L	L	L	L	L	L	L	-
Sports Arenas & Stadiums		-				C	C	C	C	C	C	C	-
Theaters that are outdoor or over 5,000 square feet in size		-				C	C	C	C	C	C	C	-
Urgent Care Facilities		N				N	N	N	N	N	N	N <sup>(10)</sup>	-
Veterinary Clinics & Animal Hospitals		L				L	L	N	N	N	N	-	-
Zoological Parks		-				-	-	-	-	-	-	-	-
Offices													
Business & Professional		P <sup>(7)</sup>				P	P	P	P	P	P	-	-
Government		P				P	P	P	P	P	P	-	-
Medical, Dental, & Health Practitioner		P				P	P	P	P	P	P	-	-
Regional & Corporate Headquarters		P				P	P	P	P	P	P	-	-
Separately Regulated Office Uses													
Real Estate Sales Offices & Model Homes		L				L	-	L	L	L	L	L	-
<i>Sex Offender</i> Treatment & Counseling		L				L	L	L	L	L	L	L <sup>(10)</sup>	-
Vehicle & Vehicular Equipment Sales & Service													
Commercial Vehicle Repair & Maintenance		-				P	P	-	-	-	-	-	-
Commercial Vehicle Sales & Rentals		-				P	P	-	-	-	-	-	-
Personal Vehicle Repair & Maintenance		-				P	P	-	-	-	-	-	-
Personal Vehicle Sales & Rentals		-				P	P	-	-	-	-	-	-
Vehicle Equipment & Supplies Sales & Rentals		-				P	P	-	-	-	-	-	-
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses													

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
		CN <sup>(1)</sup>				CR-		CO-		CV-		CP-	
		1-				1-	2-	1-	2-	1-	2-	1-	2-
		1	2	3	4	1	1	1	2	1	2	1	2
Automobile Service Stations		-				N	N	C	C	C			
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>		-				C	C	-	-	-			
<b>Wholesale, Distribution, Storage</b>													
Equipment & Materials Storage Yards		-				-	P	-	-	-			
Moving & Storage Facilities		-				-	P	-	-	-			
Warehouses		-				-	P <sup>(8)</sup>	-	-	-			
Wholesale Distribution		-				-	P <sup>(8)</sup>	-	-	-			
<b>Separately Regulated Wholesale, Distribution, and Storage Uses</b>													
Impound Storage Yards		-				-	C	-	-	-			
Junk Yards		-				-	-	-	-	-			
Temporary Construction Storage Yards Located off-site		L				L	L	L	L	L			
<b>Industrial</b>													
Heavy Manufacturing		-				-	-	-	-	-			
Light Manufacturing		-				-	P <sup>(8)</sup>	-	-	-			
Marine Industry		-				-	-	-	-	-			
Research & Development		-				P	P	P	P	-			
Trucking & Transportation Terminals		-				P	P	-	-	-			
<b>Separately Regulated Industrial Uses</b>													
Hazardous Waste Research Facility		-				-	-	-	-	-			
Hazardous Waste Treatment Facility		-				-	-	-	-	-			
Marine Related Uses Within the Coastal Overlay Zone		-				C	C	C	L	C			
Mining and Extractive Industries		-				-	-	-	-	-			
Newspaper Publishing Plants		-				C	C	C	C	C <sup>(10)</sup>			
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-				-	-	-	-	-			
Very Heavy Industrial Uses		-				-	-	-	-	-			
Wrecking & Dismantling of Motor Vehicles		-				-	-	-	-	-			
<b>Signs</b>													
Allowable Signs		P				P	P	P	P	P	P	P	P
<b>Separately Regulated Signs Uses</b>													
Community Entry Signs		L				L	L	L	L	L	L	L	L
Neighborhood Identification Signs		-				-	-	-	-	-			
Comprehensive Sign Program		N				N	N	N	N	N	N	N	N
Revolving Projecting Signs		N				N	N	N	N	N	N	N	N
Signs with Automatic Changing Copy		N				N	N	N	N	N	N	N	N
Theater Marquees		-				N	N	-	-	N			

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones																							
	Designator	CC-																							
	1st & 2nd >>																								
	3rd >>	1-	2-	3-	4-						5-														
4th >>	1	2	3	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6				
Open Space																									
Active Recreation		-	-	-																					
Passive Recreation		-	-	-																					
Natural Resources Preservation		-	-	-																					
Park Maintenance Facilities		-	-	-																					
Agriculture																									
Agricultural Processing		-	-	-																					
Aquaculture Facilities		-	-	-																					
Dairies		-	-	-																					
Horticulture Nurseries & Greenhouses		-	-	-																					
Raising & Harvesting of Crops		-	-	-																					
Raising, Maintaining & Keeping of Animals		-	-	-																					
Separately Regulated Agriculture Uses																									
Agricultural Equipment Repair Shops		P	P	-						P									P						
Commercial Stables		-	-	-						-									-						
Community Gardens		L	L	L						L									L						
Equestrian Show & Exhibition Facilities		-	-	-						-									-						
Open Air Markets for the Sale of Agriculture- Related Products & Flowers		-	-	-						-									-						
Residential																									
Mobilehome Parks		-	-	-						-									-						
Multiple Dwelling Units		P <sup>(2)</sup>	-	P <sup>(2, 15)</sup>						P <sup>(2)</sup>									P <sup>(2, 15)</sup>						
Rooming House [See Section 131.0112(a)(3)(A)]		P	-	P <sup>(15)</sup>						P									P <sup>(15)</sup>						
Single Dwelling Units		-	-	-						-									-						
Separately Regulated Residential Uses																									
Boarder & Lodger Accommodations		L	-	L <sup>(15)</sup>						L									L <sup>(15)</sup>						
Companion Units		-	-	-						-									-						
Employee Housing:																									
6 or Fewer Employees		-	-	-						-									-						
12 or Fewer Employees		-	-	-						-									-						
Greater than 12 Employees		-	-	-						-									-						
Fraternities, Sororities and Student Dormitories		C	-	C <sup>(15)</sup>						C									C <sup>(15)</sup>						
Garage, Yard, & Estate Sales		-	-	-						-									-						
Guest Quarters		-	-	-						-									-						
Home Occupations		L	-	L <sup>(15)</sup>						L									L <sup>(15)</sup>						
Housing for Senior Citizens		C	-	C <sup>(15)</sup>						C									C <sup>(15)</sup>						
Live/Work Quarters		L	-	L <sup>(15)</sup>						L									L <sup>(15)</sup>						
Residential Care Facilities:																									
6 or Fewer Persons		P	-	P <sup>(15)</sup>						P									P <sup>(15)</sup>						
7 or More Persons		C	-	C <sup>(15)</sup>						C									C <sup>(15)</sup>						
Transitional Housing:																									
6 or Fewer Persons		P	-	P <sup>(15)</sup>						P									P <sup>(15)</sup>						

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones																			
	Designator																				
	1st & 2nd >>	CC-																			
	3rd >>	1-	2-	3-	4-						5-										
4th >>	1	2	3	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6
7 or More Persons		C		-					C <sup>(15)</sup>					C							C <sup>(15)</sup>
Watchkeeper Quarters		-		L					-					-							-
Institutional																					
Churches & Places of Religious Assembly		P		P					P					P						P	
Separately Regulated Institutional Uses																					
Airports		C		C					C					C						C	
Botanical Gardens & Arboretums		C		C					C					C						C	
Cemeteries, Mausoleums, Crematories		C		C					C					C						C	
Correctional Placement Centers		C		C					C <sup>(15)</sup>					C						C	
Educational Facilities:																					
Kindergarten through Grade 12		C		C					C <sup>(15)</sup>					C						C	
Colleges / Universities		C		C					-					C						C	
Vocational / Trade School		P		P					-					P						P	
Energy Generation & Distribution Facilities		P		C					C					C						P	
Exhibit Halls & Convention Facilities		C		C					C					C						C	
Flood Control Facilities		L		L					L					L						L	
Historical Buildings Used for Purposes Not Otherwise Allowed		C		C					C					C						C	
Homeless Facilities:																					
Congregate Meal Facilities		C		-					C <sup>(15)</sup>					C						C	
Emergency Shelters		C		-					C <sup>(15)</sup>					C						C	
Homeless Day Centers		C		-					C <sup>(15)</sup>					C						C	
Hospitals, Intermediate Care Facilities & Nursing Facilities		C		C					C <sup>(15)</sup>					C						C	
Interpretive Centers		-		-					-					-						-	
Museums		C		C					C					C						C	
Major Transmission, Relay, or Communications Switching Stations		C		C					C					C						C	
Satellite Antennas		L		L					L					L						L	
Social Service Institutions		C		C					C					C						C	
Wireless communication facility:																					
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		L		L					L					L						L	
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		N		N					N					N						N	
Wireless communication facility in the public right-of-way with above ground equipment		C		C					C					C						C	
Wireless communication facility outside the public right-of-way		L		L					L					L						L	
Retail Sales																					
Building Supplies & Equipment		P <sup>(11)</sup>		P <sup>(11)</sup>					-					P <sup>(11)</sup>						P <sup>(11)</sup>	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																							
	1st & 2nd >>		CC-																							
	3rd >>		1-			2-			3-			4-						5-								
	4th >>		1	2	3	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6			
			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>						P <sup>(11)</sup>								
Food, Beverages and Groceries			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>						P <sup>(11)</sup>								
Consumer Goods, Furniture, Appliances, Equipment			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>						P <sup>(11)</sup>								
Pets & Pet Supplies			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>						P <sup>(11)</sup>								
Sundries, Pharmaceutical, & Convenience Sales			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>						P <sup>(11)</sup>								
Wearing Apparel & Accessories			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>						P <sup>(11)</sup>								
Separately Regulated Retail Sales Uses																										
Agriculture Related Supplies & Equipment			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Alcoholic Beverage Outlets			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Farmers' Markets																										
Weekly Farmers' Markets			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Daily Farmers' Market Stands			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Plant Nurseries			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Retail Farms			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Swap Meets & Other Large Outdoor Retail Facilities			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C			
Commercial Services																										
Building Services			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Business Support			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Eating & Drinking Establishments			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Financial Institutions			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Funeral & Mortuary Services			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Instructional Studios			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Maintenance & Repair			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Off-site Services			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Personal Services			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Assembly & Entertainment			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Radio & Television Studios			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Visitor Accommodations			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Separately Regulated Commercial Services Uses																										
Adult Entertainment Establishments:																										
Adult Book Store			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Adult Cabaret			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Adult Drive-In Theater			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Adult Mini-Motion Picture Theater			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Adult Model Studio			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Adult Motel			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Adult Motion Picture Theater			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Adult Peep Show Theater			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Adult Theater			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Body Painting Studio			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Massage Establishment			L	L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L			



Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses].	Zone		Zones																				
	Designator		CC-																				
	1st & 2nd >>																						
	3rd >>		1-			2-			3-			4-			5-								
4th >>		1	2	3	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	
Sexual Encounter Establishment			L			L			L			L			L			L			L		
Bed & Breakfast Establishments:																							
1-2 Guest Rooms			P			P			P			P			P			P			P		
3-5 Guest Rooms			P			P			P			P			P			P			P		
6+ Guest Rooms			P			P			P			P			P			P			P		
Boarding Kennels/Pet Day Care			L			L			L			L			L			L			L		
Camping Parks			C			C			C			C			C			C			C		
Child Care Facilities:																							
Child Care Centers			L			-			L <sup>(15)</sup>			L			L			L			L		
Large Family Child Care Homes			L			-			L <sup>(15)</sup>			L			L			L			L		
Small Family Child Care Homes			L			-			L <sup>(15)</sup>			L			L			L			L		
Eating and Drinking Establishments Abutting Residentially Zoned Property			L			L			L			L			L			L			L		
Fairgrounds			C			C			-			C			C			C			C		
Golf Courses, Driving Ranges, and Pitch & Putt Courses			C			C			C			C			C			C			C		
Helicopter Landing Facilities			C			C			C			C			C			C			C		
Massage Establishments, Specialized Practice			L			L			L			L			L			L			L		
Nightclubs & Bars over 5,000 square feet in size			C			C			C			C			C			C			C		
Parking Facilities as a <i>Primary Use</i> :																							
Permanent Parking Facilities			P			C			P			P			P			P			P		
Temporary Parking Facilities			N			C			N			N			N			N			N		
Private Clubs, Lodges and Fraternal Organizations			P			P			P			P			P			P			P		
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size <sup>(9)</sup>			C			C			C			C			C			C			C		
Pushcarts:																							
Pushcarts on Private Property			L			L			L			L			L			L			L		
Pushcarts in <i>public right-of-way</i>			N			N			N			N			N			N			N		
Recycling Facilities:																							
Large Collection Facility			N			N			N			N			N			N			N		
Small Collection Facility			L			L			L			L			L			L			L		
Large Construction & Demolition Debris <i>Recycling Facility</i>			-			-			-			-			-			-			-		
Small Construction & Demolition Debris <i>Recycling Facility</i>			-			-			-			-			-			-			-		
Drop-off Facility			L			L			L			L			L			L			L		
Green Materials Composting Facility			-			-			-			-			-			-			-		
Mixed Organic Composting Facility			-			-			-			-			-			-			-		
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic			-			-			-			-			-			-			-		
Large Processing Facility Accepting All Types of Traffic			-			-			-			-			-			-			-		

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																	
		CC-																	
	1st & 2nd >>																		
	3rd >>	1-						2-						3-					
4th >>		1	2	3	1	2	3	1	2	3	4	5	6	1	2	3	4	5	6
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-	-	-										C				C	
Small Processing Facility Accepting All Types of Traffic		-	-	-										C				C	
Reverse Vending Machines		L	L	L										L				L	
Tire Processing Facility		-	-	-										-				-	
Sidewalk Cafes		L	L	L										L				L	
Sports Arenas & Stadiums		C	C	C										C				C	
Theaters That Are Outdoor or over 5,000 Square Feet in Size		C	C	C										C				C	
Urgent Care Facilities		N	N	N										N				N	
Veterinary Clinics & Animal Hospitals		L	L	L										L				L	
Zoological Parks		-	-	-										-				-	
<b>Offices</b>																			
Business & Professional		P	P	P										P				P	
Government		P	P	P										P				P	
Medical, Dental & Health Practitioner		P	P	P										P				P	
Regional & Corporate Headquarters		P	P	P										P				P	
Separately Regulated Office Uses																			
Real Estate Sales Offices & Model Homes		L	-	L										L				L	
Sex Offender Treatment & Counseling		L	L	L										L				L	
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>																			
Commercial Vehicle Repair & Maintenance		-	-	-										P				P	
Commercial Vehicle Sales & Rentals		-	-	-										P				P	
Personal Vehicle Repair & Maintenance		P	P	-										P				P	
Personal Vehicle Sales & Rentals		P	P	-										P				P	
Vehicle Equipment & Supplies Sales & Rentals		P	P	-										P				P	
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																			
Automobile Service Stations		N	N	N										N				N	
Outdoor Storage & Display of New, unregistered Motor Vehicles as a <i>primary use</i>		C	C	-										C				C	
<b>Wholesale, Distribution, Storage</b>																			
Equipment & Materials Storage Yards		-	-	-										-				-	
Moving & Storage Facilities		-	-	-										P				P	
Warehouses		-	-	-										P <sup>(8)</sup>				P <sup>(8)</sup>	
Wholesale Distribution		-	-	-										-				P <sup>(8)</sup>	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones																	
		CC-																	
		1-						2-						3-					
		1	2	3	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3
<b>Separately Regulated Wholesale, Distribution, and Storage Uses</b>																			
Impound Storage Yards		-	-	-							C						C		
Junk Yards		-	-	-							-						-		
Temporary Construction Storage Yards Located off-site		L	L	L							L						L		
<b>Industrial</b>																			
Heavy Manufacturing		-	-	-							-						-		
Light Manufacturing		-	-	-							-						P <sup>(8)</sup>		
Marine Industry		-	-	-							-						-		
Research & Development		P	P	-							P						P		
Trucking & Transportation Terminals		-	-	-							-						-		
<b>Separately Regulated Industrial Uses</b>																			
Extractive Industries		-	-	-							-						-		
Hazardous Waste Research Facility		-	-	-							-						-		
Hazardous Waste Treatment Facility		-	-	-							-						-		
Marine Related Uses Within the Coastal Overlay Zone		C	C	C							C						C		
Newspaper Publishing Plants		C	C	C							C						P		
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-	-	-							-						-		
Very Heavy Industrial Uses		-	-	-							-						-		
Wrecking & Dismantling of Motor Vehicles		-	-	-							-						-		
<b>Signs</b>																			
Allowable <i>Signs</i>		P	P	P							P						P		
<b>Separately Regulated <i>Signs</i> Uses</b>																			
Community Entry <i>Signs</i>		L	L	L							L						L		
Neighborhood Identification <i>Signs</i>		-	-	-							-						-		
Comprehensive Sign Program		N	N	N							N						N		
Revolving <i>Projecting Signs</i>		N	N	N							N						N		
<i>Signs</i> with Automatic Changing Copy		N	N	N							N						N		
Theater <i>Marquees</i>		N	N	N							N						N		

Footnotes to Table 131-05B

1 through 14 [No change in text.]

15 Within the Barrio Logan Community Plan area, residential uses are not permitted within the CN-1-3, CC-3-4, or CC-5-4 zones and certain institutional and commercial service uses, as specified, are not permitted within the CN-1-3 or CC-3-4 zones.

## §131.0531 Development Regulations Tables of Commercial Zones

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

## (a) CN Zones

Table 131-05C  
Development Regulations of CN Zones

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones			
	1st & 2nd >>	CN-			
	3rd >>	1-	1-	1-	1-
	4th >>	1	2	3	4
Max permitted residential density <sup>(1)</sup>		3,000	1,500	1,500	1,000
Supplemental residential regulations [See Section 131.0540]		applies	applies	applies	applies
<b>Lot area</b>					
Min Lot Area (sf)		2,500	5,000	5,000	2,500
Max Lot Area (ac)		0.3	10	10	0.3
<b>Lot dimensions</b>					
Min Lot Width (ft)		25	50	50	25
Min <i>street frontage</i> (ft)		25	50	50	25
Min Lot Depth (ft)		100	--	--	--
<b>Setback requirements</b>					
Min Front <i>setback</i> (ft)		--	--	--	--
Max Front <i>setback</i> (ft) [See Section 131.0543(a)(1)]		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>
Min Side <i>setback</i> (ft)		10	10	10	10
Optional Side <i>setback</i> (ft) [See Section 131.0543(b)]		0	0	0	0
Side <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies	applies	applies	applies
Min <i>Street Side setback</i> (ft)		--	--	--	--
Max <i>Street Side setback</i> (ft) [See Section 131.0543(a)(1)]		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>
Min Rear <i>setback</i> (ft)		10	10	10	10
Optional Rear <i>setback</i> (ft) [See Section 131.0543(b)]		0	0	0	0
Rear <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies	applies	applies	applies
Max <i>structure height</i> (ft)		30	30	30	60
Max <i>floor area ratio</i>		1.0 <sup>(3)</sup>	1.0 <sup>(3)</sup>	1.0 <sup>(3)</sup>	1.0 <sup>(3)</sup>
<i>Floor Area Ratio</i> bonus for residential mixed use-[See Section 131.0546(a)]		0.5	0.75	0.75	1.2

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones			
	1st & 2nd >>	CN-			
	3rd >>	1-	1-	1-	1-
	4th >>	1	2	3	4
<i>Minimum Floor Area Ratio</i> for residential use		0.5	0.38	0.38	0.6
<i>Pedestrian paths</i> [See Section 131.0550]		applies	applies	applies	applies
<i>Transparency</i> [See Section 131.0552]		applies	--	applies	applies
<i>Building articulation</i> [See Section 131.0554]		applies	applies	applies	applies
<i>Refuse and Recyclable Material Storage</i> [See Section 142.0805]		applies	applies	applies	applies
<i>Loading Dock and Overhead Door Screening Regulations</i> [See Section 142.1030]		applies	applies	applies	applies

Footnotes for Table 131-05C [No change in text.]

(b) CR, CO, CV, and CP Zones

**Table 131-05D**  
**Development Regulations of CR, CO, CV, CP Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones							
	1st & 2nd >>	CR-		CO-			CV-		CP-
	3rd >>	1-	2-	1-		2-	1-		1-
	4th >>	1	1	2	1-	2-	1	2	1
<i>Max permitted residential density</i> <sup>(1)</sup>		1,500	1,000	1,500	-	-	1,500	1,500	--
<i>Supplemental residential regulations</i> [See Section 131.0540]		applies	applies	applies	applies	applies	applies	applies	--
<i>Lot area</i>									
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	15,000	5,000	--
Max Lot Area (ac)		--	--	--	--	--	--	--	--
<i>Lot dimensions</i>									
Min Lot Width (ft)		100	50	50	50	50	100	50	--
Min <i>street frontage</i> (ft)		100	50	50	50	50	100	50	--
Min Lot Depth (ft)		100	100	100	100	100	100	100	--
<i>Setback requirements</i>									
Min Front <i>setback</i> (ft)		10	10	10	10	10	10	--	10
Max Front <i>setback</i> (ft) [See Section 131.0543(a)(1)]		--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	--	10 <sup>(2)</sup>	--
Min Side <i>setback</i> (ft)		10	10	10	10	10	10	10	10
Optional Side <i>setback</i> (ft)		--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	--	0 <sup>(3)</sup>	--
Side <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies	applies	applies
Min <i>Street Side setback</i> (ft)		10	10	10	10	10	--	--	--
Max <i>Street Side setback</i> (ft)		--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	--	10 <sup>(2)</sup>	--

[See Section 131.0543(a)(1)]								
Min Rear <i>setback</i> (ft)	10	10	10	10	10	10	10	10
Optional Rear <i>setback</i> (ft)	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>
Rear <i>Setback</i> abutting residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies
Max <i>structure height</i> (ft)	60	45	60	45	60	60	45	30
Min <i>lot coverage</i> (%)	--	--	--	--	--	--	35	--
Max <i>floor area ratio</i>	1.0 <sup>(4)</sup>	0.75 <sup>(4)</sup>	1.5 <sup>(4)</sup>	0.75 <sup>(4)</sup>	1.5 <sup>(4)</sup>	2.0 <sup>(4)</sup>	2.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>
<i>Floor Area Ratio</i> bonus for residential mixed use [See Section 131.0546(a)]	1.0	1.0	1.5	---	---	--	--	--
Minimum <i>Floor Area Ratio</i> for residential use	0.5	1.0	0.75	---	---	--	--	--
<i>Floor Area Ratio</i> bonus for child care [See Section 131.0546(b)]	applies	--	applies	--	applies	--	--	--
Pedestrian paths [See Section 131.0550]	applies	applies	applies	applies	applies	applies	applies	--
Transparency [See Section 131.0552]	--	applies	--	applies	--	--	applies	--
Building articulation [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	--
<i>Street yard</i> parking restriction [See Section 131.0555]	--	applies	--	applies	--	--	--	--
Parking lot orientation [See Section 131.0556]	applies	--	applies	--	applies	applies	applies	--
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]	applies	applies	applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05D [No change in text.]

## (c) CC Zones

Table 131-05E  
Development Regulations of CC Zones

Development Regulation  [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones																							
	1st & 2nd >>	CC-																							
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5	3-	4-	5-	3-	4-	5-	3-	4-	5-	3-	4-	5-
	4th >>	1				2				3				4				5				6			
Max permitted residential density <sup>(1)</sup>		1,500				1,500				1,500				1,500				1,500				1,000			
Supplemental residential regulations [See Section 131.0540]		applies				applies				applies				applies				applies				applies			
Lot area																									
Min Lot Area (sq. ft.)		5,000				5,000				5,000				2,500				2,500				2,500			

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones																				
	1st & 2nd >>	CC-																				
	3rd >>	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-	1-2-4-5-
	4th >>	1	2	3	4	5	6															
Max Lot Area (ac)		--	--	--	--	--	--															
Lot dimensions																						
Min Lot Width (ft)		50	50	100	25	25	25															
Min <i>street frontage</i> (ft)		50	50	100	25	25	25															
Min Lot Depth (ft)		100	100	--	--	--	--															
Max Lot Depth (ft)		150	150	--	--	--	--															
Setback requirements																						
Min Front <i>setback</i> (ft)		--	--	--	--	--	--															
Max Front <i>setback</i> (ft) [See Section 131.0543(a)(1)]		100 <sup>(2,3)</sup>	100 <sup>(2,3)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	--															
Min Side <i>setback</i> (ft)		10	10	10	10	10	10															
Optional Side <i>setback</i> (ft) [See Section 131.0543(b)]		0	0	0	0	0	0															
Side <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies															
Min <i>Street Side setback</i> (ft)		--	--	--	--	--	--															
Max <i>Street Side setback</i> (ft) [See Section 131.0543(a)(1)]		--	--	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>															
Min Rear <i>setback</i> (ft)		10	10	10	10	10	10															
Optional Rear <i>setback</i> (ft) [See Section 131.0543(b)]		0	0	0	0	0	0															
Rear <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies															
Max <i>structure height</i> (ft)		30	60	45	30	100	60															
Min <i>lot coverage</i> (%)		--	--	--	35	35	35															
Max <i>floor area ratio</i>		0.75 <sup>(4)</sup>	2.0 <sup>(4)</sup>	0.75 <sup>(4)</sup>	1.0 <sup>(4)</sup>	2.0 <sup>(4)</sup>	2.0 <sup>(4)</sup>															
<i>Floor Area Ratio</i> bonus for residential mixed use [See Section 131.0546(a)]		0.75	--	0.75	0.5	2.0	2.0															
Minimum <i>Floor Area Ratio</i> for residential use		0.56	--	0.56	0.25	1.0	1.0															
Pedestrian paths [See Section 131.0550]		applies	applies	applies	applies	applies	applies															
Transparency [See Section 131.0552]		---	---	---	applies	applies	applies															
Building articulation [See Section 131.0554]		applies	applies	applies	applies	applies	applies															
Parking <i>lot orientation</i> [See Section 131.0556]		applies	applies	applies	-	-	-															
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies															
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies	applies	applies															

Footnotes for Table 131-05E [No change in text.]

§131.0540 Maximum Permitted Residential Density and Other Residential Regulations

The following regulations apply to all residential *development* within commercial zones where indicated in Table 131-04B:

(a) through (b) [No change in text.]

(c) Ground *Floor* Restrictions.

(1) Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, CC-3-5, CC-3-6, CC-4-4, CC-4-5, CC-4-6, CC-5-4, CC-5-5, CC-5-6, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A.

(2) Within the Coastal Overlay Zone.

(A) Required parking cannot occupy more than 50 percent of the ground floor in the CV-1-1 or CV-1-2 zones.

(B) Residential uses are not permitted on the ground floor.

Diagram 131-05A

Ground Floor Restriction

[No change in diagram.]

(d) through (e) [No change in text.]

§131.0546 Maximum Floor Area Ratio

Maximum *floor area ratio* is specified in Tables 131-05C, 131-05D, 131-05E and is subject to the following additional regulations:

(a) *Floor Area Ratio* Bonus for Mixed Use



A *floor area ratio* bonus is provided in some commercial zones, as indicated in Tables 131-05C, 131-05D, and 131-05E, for residential uses that are developed as a part of a mixed-use project. A minimum required residential *floor area ratio* is shown in the tables and must be applied toward the residential portion of the project. The remainder of the bonus may be used for either commercial or residential uses.

(b) [No change in text.]

Section 4. That Chapter 13, Article 2, Division 4 of the San Diego Municipal Code is amended by amending sections 132.0402 and 132.0403, and by adding a new section 132.0404 to read as follows:

**§132.0402     Where the Coastal Overlay Zone Applies**

- (a) This overlay zone applies to all property located within the boundaries designated on Map No. C-908, filed in the office of the City Clerk as Document No. OO-18872. These areas are shown generally on Diagram 132-04A.
- (b) Table 132-04A shows the sections that contain the supplemental regulations and the type of permit required by this division, if any, for specific types of *coastal development* proposals in this overlay zone. Coastal Development Permit procedures are provided in Chapter 12, Article 6, Division 7.

Table 132-04A  
Coastal Overlay Zone Applicability

Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
(1) <i>Coastal development</i> that is categorically excluded pursuant to order of the Coastal commission or that is exempted by Section 126.0704	See use and development regulations of the base zone; Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands Regulations; and Section 132.0404	No permit required by this division
(2) Any <i>coastal development</i> within this overlay zone that is partially or completely within the Coastal Commission Permit Jurisdiction or the Deferred Certification Area	See use and development regulations of the base zone and Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands Regulations	Coastal Development Permit(s) are issued by the Coastal Commission and the City for their respective jurisdictions
(3) <i>Coastal development</i> in this overlay zone that is not exempt under (1) of this table or that is not in the area described in (2) of this table	See use and development regulations of the base zone and Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands Regulations	Coastal Development Permit/Process Two or Three

§132.0403 Supplemental Regulations of the Coastal Overlay Zone

- (a) [No change in text.]
- (b) A visual corridor of not less than the side *yard setbacks* or more than 10 feet in width, and running the full depth of the *premises*, shall be preserved as a deed restriction as a condition of Coastal Development Permit approval whenever the following conditions exist:
  - (1) The proposed *coastal development* is located on a *premises* that lies between the shoreline and the first public roadway, as designated on Map Drawing No. C-731; and
  - (2) [No change in text.]
- (b) If there is an existing or potential public view between the ocean and the first public roadway, but the site is not designated in a *land use plan* as a

view to be protected, it is intended that views to the ocean shall be preserved, enhanced or restored by deed restricting required side *yard setback* areas to cumulatively form functional view corridors and preventing a walled effect from authorized *coastal development*.

- (d) Where remodeling is proposed and existing legally established *coastal development* is to be retained that precludes establishment of the desired visual access as delineated above, preservation of any existing public view on the site will be accepted, provided that the existing public view is not reduced through the proposed remodeling.

- (e) [No change in text.]

§132.0404 Categorically Excluded Development

The following categories of *coastal development* are categorically excluded from the requirement to obtain a Coastal Development Permit:

- (a) In the Barrio Logan Community Plan area, specifically within the boundaries designated on Map No. C-957 filed in the office of the City Clerk as Document No. 00-20312, and generally shown in Diagram 132-04B, *coastal development* of residential, institutional, retail sales, commercial services, or office uses, in accordance with the following:

- (1) *Coastal development* that does not require a Neighborhood Use Permit, Conditional Use Permit, Neighborhood Development Permit, Site Development Permit, Planned Development Permit, or variance; and

- (2) *Coastal development* for which the *applicant* provides a verification letter from the County of San Diego Department of Environmental Health stating that:
  - (A) No hazardous materials impacts would result from the *coastal development*, or
  - (B) No hazardous materials impacts would result from the *coastal development* upon completion of required remediation; and
- (3) *Coastal development* that is in conformity with the certified *Local Coastal Program land use plan* for Barrio Logan and complies with all regulations of the certified Implementation Program applicable to Barrio Logan.

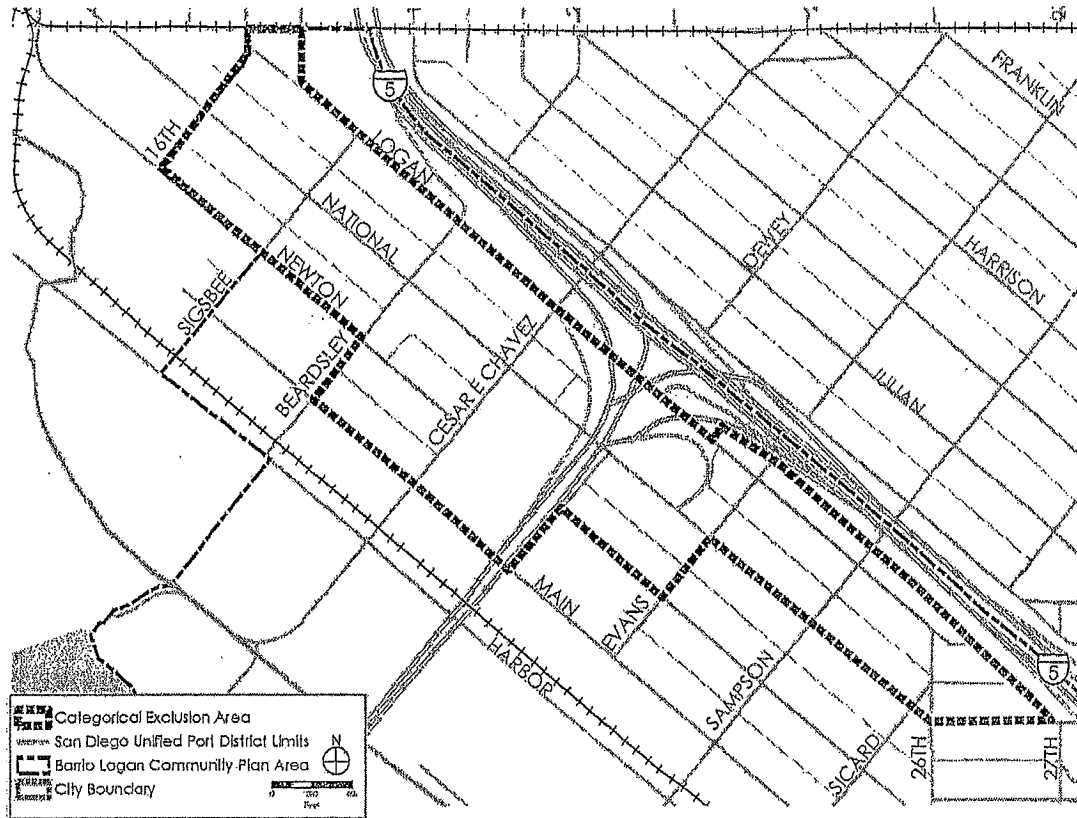


Diagram 132-04B  
Barrio Logan Categorical Exclusion Boundaries  
This is a reproduction of Map No C-957  
For illustration purposes only.

Section 5. That Chapter 14, Article 2, Division 5 of the San Diego Municipal Code is amended by amending section 142.0530 to read as follows:

**§142.0530 Nonresidential Uses — Parking Ratios**

- (a) Retail Sales, Commercial Services, and Mixed-Use Development. Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

**Table 142-05E**  
**Parking Ratios for Retail Sales, Commercial Services, and Mixed-Use Development**

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(1)</sup>		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(2)</sup>	Maximum Permitted
<b>Commercial Zones</b>			
CC-1-1 through CC-5-5	[No change in text.]		
CC-3-6 CC-4-6 CC-5-6	2.5	2.1	6.5
CN-1-1 through CN-1-3	[No change in text.]		
CN-1-4	2.5	2.1	6.5
CR-1-1 CR-2-1	[No change in text.]		

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(1)</sup>		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(2)</sup>	Maximum Permitted
CO-1-1 CO-2-1 CO-1-2 CO-2-2	5.0	4.3	6.5
CV-1-1 through IS-1-1	[No change in text.]		
Planned Districts			
Carmel Valley through West Lewis Street	[No change in text.]		

Footnotes For Table 142-05E [No change in text.]

(b) [No change in text.]

**Table 142-05F**  
**Parking Ratios for Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(3)</sup> Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade <i>Floor</i> Area and Excludes Floor Area Devoted to Parking)		
	Required Automobile Parking Spaces		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(1)</sup>	Maximum Permitted
Commercial Zones through Industrial Zones [No change in text.]			
Planned Districts			
Carmel Valley through West Lewis <i>Street</i>	[No change in text.]		

Footnotes for Table 142-05F [No change in text.]

(c) through (h) [No change in text.]

Section 6. That Chapter 15, Article 2, Division 1, Division 2, Division 3, and Division 4 of the San Diego Municipal Code are deleted.

Section 7. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 8. That prior to becoming effective, this ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination related to the Airport Land Use Compatibility Plan(s) (ALUCPs) for the Marine Corps Air Station (MCAS) Miramar, Gillespie Field Airport, Montgomery Field Airport, and Brown Field Airport facilities.

That, in the event that, prior to the date that the California Coastal Commission unconditionally certifies the provisions of this ordinance as a Local Coastal Program amendment, the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (Lindbergh Field) is amended such that provisions of this ordinance become subject to the requirement that the San Diego County Regional Airport Authority (SDCRAA) make a consistency determination related to the ALUCP for the San Diego International Airport (Lindbergh Field), this ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for such a consistency determination.

That if the SDCRAA finds this ordinance consistent with the applicable ALUCP(s), this ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, except that the provisions of this ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal



Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That if the SDCRAA determines that this ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCP(s) for the applicable airports, the ordinance shall be submitted to the City Council for reconsideration.

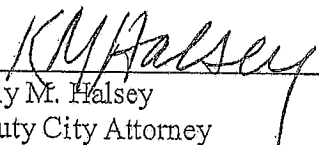
That if the SDCRAA determines that this ordinance is conditionally consistent with the applicable ALUCP(s) , but that consistency is subject to proposed modifications, the City Council may amend this ordinance to accept the proposed modifications, and this ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the SDCRAA, the California Department of Transportation, Division of Aeronautics, and the airport operators for the applicable airport(s). The City Council shall hold a second hearing not less than forty-five days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

That if the City Council makes a final decision to overrule a determination of inconsistency, this ordinance shall take effect and be in force on the thirtieth day from and after that final decision, except that the provisions of this ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 9. That no permits shall be issued for development that is inconsistent with the provisions of this ordinance unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this ordinance become effective, which date is determined according to Section 8.

APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Keely M. Halsey  
Deputy City Attorney

KMH:als  
9/13/2013  
10/01/2013 Rev.Cor.Copy  
Or.Dept:DSD  
Doc. No. 633833\_2

# CLERK'S FILE COPY

(O-2014-30)

(c)

ORDINANCE NUMBER O- 20313 (NEW SERIES)

DATE OF FINAL PASSAGE OCT 29 2013

2014 MAR -7 AM 10:53

REC'D S.D. CO. ROV

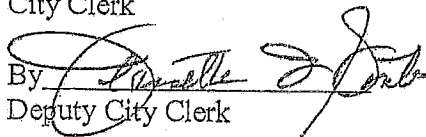
AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 999.61 ACRES LOCATED IN BARRIO LOGAN, WITHIN THE BARRIO LOGAN COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE BARRIO LOGAN PLANNED DISTRICT ORDINANCE CHAPTER 15, ARTICLE 2, DIVISIONS 1 THROUGH 4 ZONES INTO THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE CHAPTER 13 RESIDENTIAL, COMMERCIAL AND INDUSTRIAL ZONES, AS DEFINED BY SAN DIEGO MUNICIPAL CODE CHAPTER 13, ARTICLE 1, DIVISIONS 4, 5 AND 6, AND REPEALING ORDINANCE NO. O-19592, EFFECTIVE APRIL 26, 2007, INSOFAR AS THE SAME CONFLICTS HEREWITH.

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 999.61 acres located in Barrio Logan, and in the Barrio Logan Community Plan area legally described as the area south of 16<sup>th</sup> Street, west of Interstate - 5, north of Division Street (National City border), and east of the San Diego Bay, which includes but not limited to the parcels identified in Exhibit A, in the City of San Diego, California, as shown on Zone Map Drawing No. C-955, filed in the office of the City Clerk as Document No. OO- 20313 and attached as Exhibit B, are rezoned from the Barrio Logan Planned District Subdistricts A, B, C, D and Redevelopment zones into the Land Development Code zones including CC-2-1; CC-2-3; CC-3-4; CC-3-6; CC-5-4; CN-1-3; CN-1-4; CO-2-1; CO-2-2; IH-1-1; IH-2-1; RX-1-2; RT-1-2; RM-2-5; RM-3-7; and RM-3-9 zones, as the zones are described and defined by San Diego Municipal Code Chapter 13, Article 1, Divisions 4, 5 and 6. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of 10/15/13.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved pursuant to Charter section 265(i):

\_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Council President

Section 2. That Ordinance No. O-19592 (New Series 0-2007-75), effective April 26, 2007, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. That, in the event that, prior to the date that the California Coastal Commission unconditionally certifies the provisions of this ordinance as a Local Coastal Program amendment, the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (Lindbergh Field) is amended such that provisions of this ordinance become subject to the requirement that the San Diego County Regional Airport Authority (SDCRAA) make a consistency determination related to that ALUCP, this ordinance shall be submitted to the SDCRAA for such a determination and the following paragraphs shall affect the effective date of this ordinance.

That if the SDCRAA finds this ordinance consistent with the ALUCP for San Diego International Airport (Lindbergh Field), this ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, except that the provisions of this ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That if the SDCRAA determines that this ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCP for San Diego International

Airport (Lindbergh Field), the ordinance shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this ordinance is conditionally consistent with the ALUCP for San Diego International Airport (Lindbergh Field), but that consistency is subject to proposed modifications, the City Council may amend this ordinance to accept the proposed modifications, and this ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the SDCRAA, the California Department of Transportation, Division of Aeronautics, and the airport operators for the San Diego International Airport (Lindbergh Field). The City Council shall hold a second hearing not less than forty-five days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.


That if the City Council makes a final decision to overrule a determination of inconsistency, this ordinance shall take effect and be in force on the thirtieth day from and after that final decision, except that the provisions of this ordinance inside the Coastal Overlay Zone,

which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 5. That permits shall not be issued inside the Coastal Overlay Zone for development that is inconsistent with the provisions of this ordinance unless complete applications for the permits were submitted to the City prior to the date the California Coastal Commission unconditionally certifies the provisions of this ordinance as a local coastal program amendment.

APPROVED: JAN I. GOLDSMITH, City Attorney

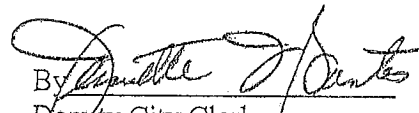
By

  
\_\_\_\_\_  
Keely M. Halsey  
Deputy City Attorney

KMH:als:mm  
09/03/13  
Or.Dept:DSD  
Doc. No. 623235\_2

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of 10/15/13.

ELIZABETH S. MALAND  
City Clerk

  
\_\_\_\_\_  
Deputy City Clerk

Approved pursuant to Charter section 265(1):

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Mayor

(O-2014-30)

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Mayor



Ex. A

BARRIO LOGAN COMMUNITY PLAN AREA  
ASSESSOR PARCEL NUMBERS

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BARRIO LOGAN COMMUNITY PLAN AREA  
ASSESSOR PARCEL NUMBERS

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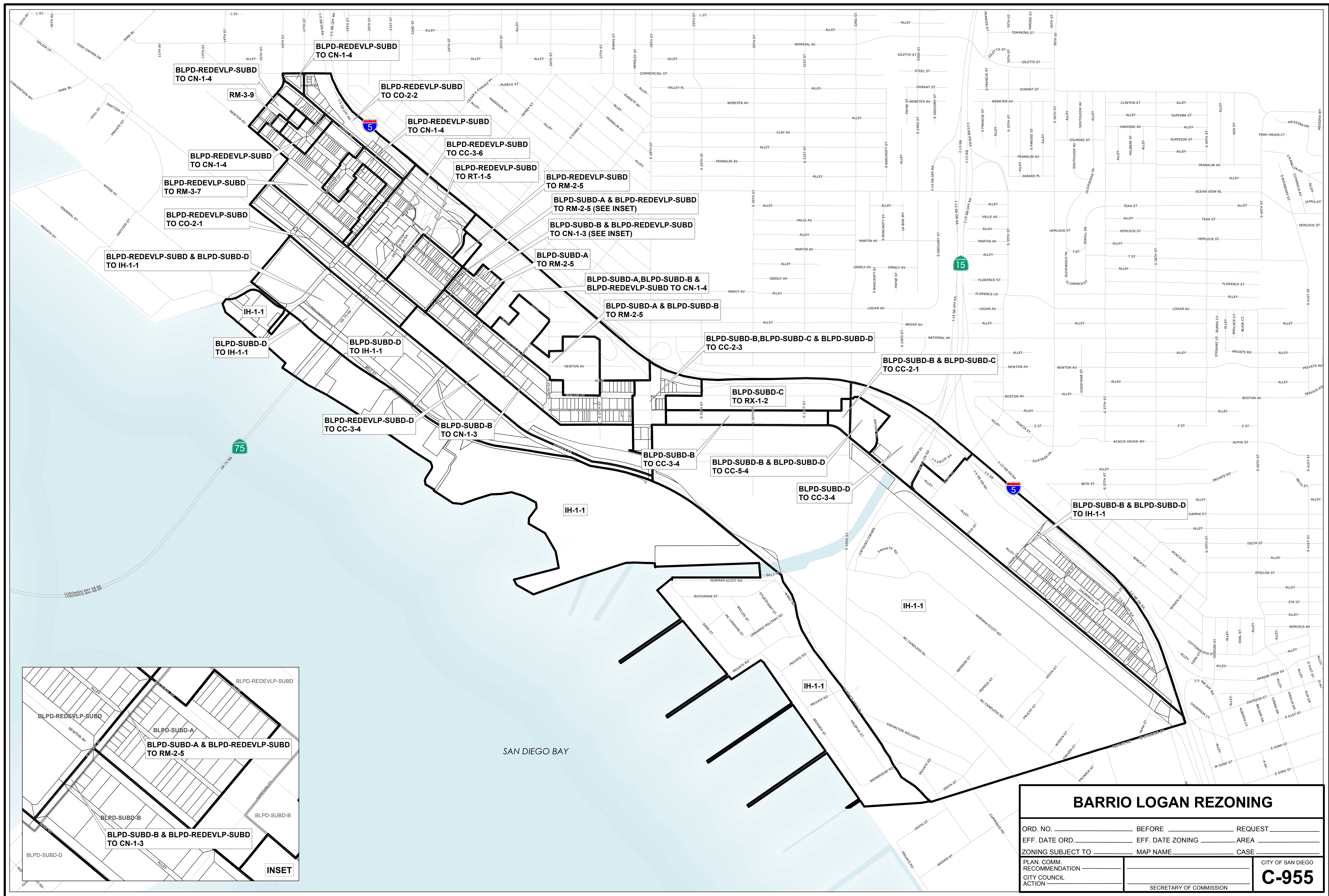
BARRIO LOGAN COMMUNITY PLAN AREA  
ASSESSOR PARCEL NUMBERS

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BARRIO LOGAN COMMUNITY PLAN AREA  
ASSESSOR PARCEL NUMBERS

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[1978 Barrio Logan/Harbor 101 Community Plan](#)

[Barrio Logan Community Plan Update](#)

RECEIVED  
CITY CLERK'S OFFICE

14 MAR 17 PM 4: 50

SAN DIEGO, CALIF.

**Office of  
The City Attorney  
City of San Diego**

**MEMORANDUM  
MS 59**

**(619) 533-5800**

**DATE:** March 17, 2014

**TO:** Elizabeth Maland, City Clerk

**FROM:** City Attorney

**SUBJECT:** Title, Summary, and City Attorney Impartial Analysis for Ballot Measure -  
Referendum of Ordinances Related to the Barrio Logan Community Plan  
(Proposition C)

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The City Council has directed the City Attorney to prepare a ballot title, summary and impartial analysis of a referendary measure related to the Barrio Logan Community Plan, which the City Council voted to place on the June ballot. (See Resolution R-308743, adopted February 10, 2014.)

The measure seeks voter approval of two Ordinances related to the Barrio Logan Community Plan. The ballot measure is the result of a referendum petition that qualified the measure for the ballot, and a City Council vote to place the Ordinances on the ballot. The City Council introduced and adopted Ordinance O-20353 on February 10, 2014 to submit the Ordinances to the voters on the June 3, 2014 Municipal Special Election Ballot.

**BALLOT TITLE**

Referendum of Ordinances Related to Barrio Logan Community Plan Update

**BALLOT SUMMARY**

This measure asks voters to approve two Ordinances of the City Council that would enact City laws related to the Barrio Logan Community Plan, and affect the zoning of 999.61 acres located within the Barrio Logan Community Plan area. The ballot measure is the result of a referendum petition that qualified the Ordinances for the ballot, and a City Council vote to place the Ordinances on the ballot. All voters in the City are asked to vote on Proposition C.

Barrio Logan is generally located between downtown, Interstate 5, and San Diego Bay.

A separate measure on this ballot asks voters whether to approve a Resolution that would provide for a new Barrio Logan Community Plan, replacing an existing Community Plan.

This Proposition asks voters to approve Ordinances that would amend City laws to implement the Barrio Logan Community Plan. If approved by voters, the Ordinances would repeal and rewrite land use and development regulations, and affect zoning for certain Barrio Logan properties within the Community Plan area. The Ordinances would make the Community Plan area subject to citywide land use and development regulations.

Zoning changes would affect those portions of Barrio Logan within the City's jurisdiction and would affect individual properties differently.

O-20312 would amend the Land Development Code of the San Diego Municipal Code (Code) to carry out Community Plan amendments. O-20313 would rezone property in Barrio Logan. Amendments to the Code include those that would:

1. Apply Citywide Zoning Descriptions to Barrio Logan. Zoning classifications that apply solely to Barrio Logan would be replaced by classifications used for the rest of the City.
2. Create New Zoning Descriptions. New zoning classifications would be created that could be used in Barrio Logan and citywide. Classifications would describe the uses allowed in future development of certain properties (for example, whether properties can be developed with single-family homes, parking lots, retail stores, or industrial uses). Descriptions would explain what development regulations apply to those properties (for example, how high and how close to property lines a structure could be built).
3. Enact New Use Regulations Specific to Barrio Logan. Land use rules would be adopted that apply specifically to Barrio Logan. For example, in certain "residential multi-family" zones, retail sales and commercial services, where permitted, must be part of mixed-use developments and located on the ground floor.
4. Exempt Some Projects from Certain Permitting Requirements. Certain projects in a proposed "community village" in northern Barrio Logan would be exempt from certain permitting requirements. If the only development permit required is a Coastal Development Permit, an applicant would not need to obtain one if the project meets certain conditions.

O-20313 would assign zone classifications to individual properties, using existing citywide zones and new zones created by O-20312.

The Ordinances require certification and consistency determinations from the California Coastal Commission and San Diego County Regional Airport Authority to take full effect.



### **CITY ATTORNEY IMPARTIAL ANALYSIS**

This measure asks voters to approve two Ordinances of the City Council that would enact City laws related to the Barrio Logan Community Plan, and affect the zoning of 999.61 acres located within the Barrio Logan Community Plan area. Barrio Logan is generally located between downtown, Interstate 5, and San Diego Bay.

A Community Plan describes a vision for future development but does not contain laws. Corresponding laws are established by amending the San Diego Municipal Code (Code). The Ordinances that are the subject of this ballot measure adopt such amendments.

The Ordinances would not immediately change what uses are allowed on every affected property in Barrio Logan. An existing use allowed under current regulations but prohibited under new regulations may be entitled to “previously conforming use” rights to protect the current use. Existing law explains when a property’s use can continue, be expanded, be renovated, and be bought or sold. The Ordinances may affect future development.

O-20312 would adopt Code amendments to carry out the amended Barrio Logan Community Plan. It would:

1. Apply Citywide Zoning Descriptions to Barrio Logan. Properties fall into specific zoning classifications subject to different rules. Existing law lists classifications that apply across the City. Some neighborhoods, like Barrio Logan, are governed instead by “Planned District Ordinances” (PDOs) with specialized classifications.

Barrio Logan’s 1982 PDO was designed to carry out the 1978 Barrio Logan/Harbor 101 Community Plan. The Plan identified issues related to residential and industrial uses existing side by side. The PDO divided the community into five sub-districts, with use and development regulations. Ordinance O-20312 would replace Barrio Logan’s five classifications with a larger variety of classifications used elsewhere in the City. Actions described below would tailor citywide classifications to Barrio Logan.

2. Create New Zoning Descriptions. Five new classifications in residential and commercial categories would supplement existing law. The Ordinance describes what use and development regulations would apply to future development of properties assigned to those classifications.
3. Enact New Use Regulations Specific to Barrio Logan. New regulations would tailor citywide classifications to Barrio Logan.
4. Create an Exemption for Certain Development Permits. Qualifying projects would be exempted from an existing requirement to obtain a Coastal Development Permit.

Elizabeth Maland, City Clerk

March 17, 2014

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O-20313 would assign each property in Barrio Logan to a specific zoning classification. Under existing law, each parcel is assigned to one of five zoning classifications listed in the 1982 PDO. The Ordinance would assign each parcel to one of sixteen citywide classifications listed in the Code.

A zoning classification helps to identify regulations that apply to property. The City would use a zoning classification to determine what use and development rules apply to a proposal for future development on a given site.

A "Yes" vote is a vote in favor of adopting the Ordinances.

A "No" vote is a vote against adopting the Ordinances.

## Prop C – Referendum of Ordinances related to Barrio Logan Community Plan Update – FINAL

This measure allows implementation of a Community Plan Update (Update) for the Barrio Logan Community Planning Area (Barrio Logan) through modifications to Barrio Logan's zoning requirements. The Update intends to stabilize Barrio Logan's development by eliminating incompatible land uses and encouraging increased density, transit-oriented housing, commercial development, and employment opportunities. The measure's fiscal impact cannot be quantified, as the timing, nature, and amount of development and business activity attributable to the Update is difficult to accurately project.

The Update allows increased multifamily residential and commercial development, and reduces acreage zoned for industrial uses from 230 (most of which also permit commercial and residential uses) to 170 (zoned solely for industrial use). Existing developments on rezoned lots could remain and expand up to 20 percent, although significant expansion would require discretionary permits.

Full build-out of the Update would require construction of 34 City-funded infrastructure projects (including transportation facilities, parks, and a fire station) to support increased population and commercial uses. Those projects are estimated to cost \$85 million and would require ongoing operational expenditures, although all 34 projects may not be required should development not occur to the extent envisioned in the Update.

The Update increases developer fees in Barrio Logan from \$10,737 to \$11,986 per unit to help pay for those projects. Assuming full build-out, these fees are estimated to generate \$58 million, providing funding for 68% of required projects; historically, similar development fees have generated approximately 10% of infrastructure costs. Additional revenue sources for these projects will be required.

The extent and magnitude of development in Barrio Logan will ultimately be determined by private investment in the area. Development in the Update might not occur, or might occur only partially. Revenues to the City from fees and increased property and sales taxes resulting from increased development will depend on the nature of that development. As the amount of future development cannot be forecast with certainty, and different types of development require different services, it is difficult to project if new City revenues would exceed or fall short of the costs of providing those services.

Opponents of the Update have expressed concerns that the reduction in industrial zoned land and the potential for gradual elimination of conforming use property exemptions could result in businesses supporting the maritime industry moving out of the region. Opponents assert that this potential loss or relocation of supporting businesses could increase costs for the maritime industry (including the Navy), and adversely impact the City's economy and revenues. Information suggesting that the Update might significantly or detrimentally impact the City's economy or revenues is inconclusive. If approved, the overall fiscal impact of the Update will likely not be known for decades.

Should this updated zoning be rejected by voters, no similar revisions could be adopted for 12 months. Should the City wish to develop new revisions after that period, additional staff time and resources would be required, and reallocation of existing resources may delay completion of other Community Plan Updates.

## Protect Our Children's Health

Businesses that emit toxic fumes do not belong next door to our schools.

Shops that mold plastic or paint auto parts using cancer-causing chemicals do not belong next to playgrounds and homes.

**YES ON B & C** will require businesses that use toxic, flammable chemicals, carcinogens and pollutants to locate a safe distance from schools, playgrounds and homes.

**Dr. Martin Stein, Pediatrician:** "The State of California ranks Barrio Logan in the top 5% of California neighborhoods most burdened by pollution. Visits to Emergency Rooms due to childhood asthma are nearly triple the County average. Childhood exposure to these dangerous and cancer-causing chemicals can have devastating effects."

The Barrio Logan Community Plan was last updated in 1978. It allows auto repair shops, metal plating factories, and diesel truck traffic next to schools, playgrounds and homes.

For 10 years, residents and small business owners in Barrio Logan worked to develop a Community Plan that protects community residents and businesses. The plan is projected to add 5,000 jobs providing a huge economic boost. In 2013 the San Diego City Council overwhelmingly approved it.

**Mark Steele, Architect/Planner, Barrio Logan business and property owner:** "Our company is 30 years old with 15 employees. The Barrio Logan Community Plan Update involved the total community and is designed to make the neighborhood a healthy place for families to raise children and for ALL businesses to thrive. It's a balanced Plan that is fair to business and residents and should be upheld and implemented."

**YES ON B & C** enacts the Barrio Logan Community Plan developed by the community's families and small business owners.

**YES ON B & C** creates safe places for children and protects them from cancer-causing pollution, toxic gases, and diesel emissions.

For the children of Barrio Logan

**VOTE YES ON B & C**

RECEIVED  
CITY CLERK'S OFFICE  
14 MAR 20 PM 4:27  
SAN DIEGO, CALIF.

# 'Map' of Signers

## CITY OF SAN DIEGO ARGUMENT SIGNATURES

(The following statement is required by California Elections Code Section 9600.)

The undersigned authors of the direct argument in favor of ballot propositions B+C at the special election for the City of San Diego to be held on 6/3/14 date hereby state that such argument is true and correct to the best of their knowledge and belief.

**NOTE:** At least one of the authors/signers (designated the "filer") shall meet the criteria of being a registered voter in the jurisdiction in which the proposition appears. Any other signers are not required to meet that or any other criteria and are assumed to appear at the discretion and approval of the filer.

		*Organization Title (Optional)	
NAME (Signature):	<u>Mel Katz</u>	NAME (Signature):	<u>Todd Gloria</u>
*TITLE (Optional):	<u>Former Chairman, San Diego Regional Chamber of Commerce</u>	*TITLE (Optional):	<u>City Council President</u>
ADDRESS: (Print):		ADDRESS: (Print):	
PHONE:		PHONE:	
DATE:		DATE:	
NAME (Signature):	<u>Mark Steele</u>	NAME (Signature):	<u>David Alvarez</u>
*TITLE (Optional):	<u>President, M.W. Steele Group, Inc.</u>	*TITLE (Optional):	<u>San Diego City Councilmember</u>
ADDRESS: (Print):		ADDRESS: (Print):	
PHONE:		PHONE:	
DATE:		DATE:	
NAME (Signature):	<u>Martin Stein, MD</u>	NAME (Signature):	
*TITLE (Optional):	<u>Pediatrician</u>	*TITLE (Optional):	
ADDRESS: (Print):		ADDRESS: (Print):	
PHONE:		PHONE:	
DATE:		DATE:	

\*If provided, this title may be printed in the Sample Ballot/Voter Information Pamphlet.

**NOTE:** Registrar of Voters policy does not allow candidates, campaign managers, campaign treasurers, argument or rebuttal signers of ballot measures, or members of their immediate family to host a polling place or act as a poll worker in the jurisdiction in which the candidacy or ballot measure of the interested party is being voted upon.

SAN DIEGO, CALIF.  
14 MAR 20  
12:44 PM  
OFFICE  
ELECTIONS

## ARGUMENT AGAINST PROPOSITION C

RECEIVED  
CITY CLERK'S OFFICE  
14 MAR 20 PM 12:58  
SAN DIEGO, CALIF.

Help PROTECT San Diego's Historic Shipyards. Vote NO on Propositions B and C.

Propositions B and C are a dangerous first step toward elimination of San Diego's shipyards. These Propositions would harm our local economy, jeopardize thousands of middle-class jobs, and impact decisions affecting national security.

### NAVY/SHIPYARDS ARE GOOD ENVIRONMENTAL STEWARDS

Scare tactics are no substitute for responsible planning.

Those behind Propositions B and C have played on fears about pollution and environmental harm to scare people into supporting this plan. They even circulated fliers and murals attacking the US Navy and the shipyards.

The truth is the US Navy and the shipyards are excellent stewards of our environment. The truth is that Propositions B and C would INCREASE pollution and INCREASE health hazards to the local community.

### ENCROACHMENT CAUSES CLOSURES

Propositions B and C allow thousands of people to move TOO CLOSE to San Diego's ship building and repair facilities. This "encroachment" will set in motion conflicts that could close the shipyards and eliminate thousands of jobs.

We can put new houses in lots of other places. But we can't move the shipyards and shouldn't approve a plan that threatens them!

### ELIMINATES LAND FOR EXPANSION

The shipyards employ thousands of middle class workers. As the Pacific Fleet expands we can add thousands of additional jobs.

Propositions B and C make it harder to expand. They REZONE ALL the industrial land next to the shipyards and LIMIT the expansion of current suppliers.

These Propositions would eliminate those industrial zones and set the stage for 2,000 new houses.

### MILITARY LEADERS/VETERANS OPPOSE

Retired military leaders are urging you to vote NO on Propositions B and C.

Help us PROTECT San Diego's shipyards, EXPAND middle class jobs, and SUPPORT our national security. Vote NO on Propositions B and C.

**CITY OF SAN DIEGO ARGUMENT SIGNATURES**  
(The following statement is required by California Elections Code Section 9600.)

The undersigned authors of the direct argument Against ballot proposition C at the special election for the City of San Diego to be held on 3 June 2014 hereby state that such argument is true and correct to the best of their knowledge and belief.

**NOTE:** At least one of the authors/signers (designated the "filer") shall meet the criteria of being a registered voter in the jurisdiction in which the proposition appears. Any other signers are not required to meet that or any other criteria and are assumed to appear at the discretion and approval of the filer.

Protect Our Jobs Coalition

NAME (Signature):		NAME (Signature):	
<u>Kenneth D. Slaght (Ken)</u>	<u>Mark Belmont</u>	<u>MARK BALMERT</u>	<u>3-18-2014</u>
<u>REAR ADMIRAL RETIRED USN</u>	<u>REAR ADMIRAL (RETIRED) USN</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
<u>3/18/14</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
<u>VERONICA Z. FROMAN (Vonne)</u>	<u>JAMES A. JOHNSON (Jim)</u>	<u>JAMES JOHNSON (Jim)</u>	<u>[REDACTED]</u>
<u>VERONICA Z. FROMAN</u>	<u>REAR ADMIRAL (RETIRED) USN</u>	<u>REAR ADMIRAL, MC, USN (Retired)</u>	<u>[REDACTED]</u>
<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
<u>3/18/14</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>

NAME (Signature):		NAME (Signature):	
<u>James A. Johnson</u>	<u>James A. Johnson</u>	<u>James A. Johnson</u>	<u>19 March 2014</u>
<u>REAR ADMIRAL (RETIRED) USN</u>	<u>REAR ADMIRAL (RETIRED) USN</u>	<u>REAR ADMIRAL (RETIRED) USN</u>	<u>[REDACTED]</u>
<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
<u>3/18/2014</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>

RECEIVED  
CITY CLERK'S OFFICE  
14 MAR 20 PM 1:00  
SAN DIEGO, CALIF.

\*If provided, this title may be printed in the Sample Ballot/Voter Information Pamphlet.

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